No. 00-799

In The

Supreme Court of the United States

THE CITY OF LOS ANGELES,

Petitioner,

v.

ALAMEDA BOOKS, INC. and
HIGHLAND BOOKS, INC.,

Respondents.

On Writ Of Certiorari
To The United States Court Of Appeals
For The Ninth Circuit

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Petition For Certiorari Filed November 17, 2000
Certiorari Granted March 5, 2001

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UNITED STATES DISTRICT COURT
FOR THE CENTRAL DISTRICT OF CALIFORNIA

ALAMEDA BOOKS, INC., a California Corporation; and HIGHLAND BOOKS, INC., a California Corporation, Plaintiffs, v. CITY OF LOS ANGELES, a municipal corporation, Defendant.	Case No. **DECLARATION OF DAVID M. BROWN IN SUPPORT OF APPLICATION FOR TRO AND OSC**

DECLARATION OF DAVID M. BROWN

(28 U.S.C. § 1746)

I, David M. Brown, hereby declare as follows:

1. I am an attorney, admitted to the State Bar of California. Except as stated otherwise, I have personal knowledge of all facts set forth herein.

2. My business address is 15303 Ventura Blvd., Suite 1400, Sherman Oaks CA, 91403.

3. On or about October 16, 1995, I appeared at a status conference in the downtown civil courthouse of the Los Angeles Superior Court. Opposing counsel in that case was Los Angeles Deputy City Attorney Peter Nelson King.

4. While we were together there, Mr. King and I got into a side conversation in connection with another litigation matter which we had in common, a federal civil rights lawsuit I had filed on behalf of E.W.A.P., Inc. against the City of Los Angeles in federal court, *E.W.A.P., Inc. v. City of Los Angeles*, U.S.Dt.Ct., C.D. Cal. No. CV-95-1711 AWT. The *E.W.A.P.* case involved a lawsuit by the owner of a single "adult entertainment" business which, in the same store, allowed its customers to view so-called "adult" video tapes and also conducted retail sales of sexually-oriented video tapes, magazines and related items. The City had previously taken the position that the operation of such a store, even in an otherwise properly zoned area, constituted a violation of a portion of Los Angeles Municipal Code § 12.70C which states that "[n]o person shall cause or permit the establishment or

maintenance of more than one adult entertainment business in the same building, structure or portion thereof . . . ." E.W.A.P sued the City, seeking a declaration that that ordinance provision was unconstitutional, both on its face and as applied to E.W.A.P.'s store, in violation of applicable free speech guarantees of the First and Fourteenth Amendments to the United States Constitution.

5. The E.W.A.P. store in connection with which I brought that lawsuit was a new store which had first commenced operating in October of 1994.

6. The *E.W.A.P.* lawsuit was heard together with another lawsuit seeking identical relief that had been filed by another similar adult bookstore/arcade business. That case was entitled *Diamond v. City of Los Angeles*, U.S.Dt.Ct., C.D.Cal. No. CV-95-1534 AWT.

7. Federal Judge A. Wallace Tashima issued a preliminary injunction against enforcement of that ordinance in those cases on June 9, 1995.

8. Subsequent to the issuance of Judge Tashima's preliminary injunction, but prior to my October 16th conversation with Mr. King, the E.W.A.P. case was settled on terms which permanently prevented the City from enforcing that ordinance against the plaintiffs in those actions, but which allowed dismissal of the actions without a judicial resolution of the question of the constitutionality of that ordinance provision.

9. In any event, during my October 16th conversation with Mr. King concerning developments in that

E.W.A.P. case, Mr. King mentioned to me that the settlement which we had concluded would leave the City free to attempt to enforce that same ordinance against others not in that action, and that the City in fact intended to attempt to enforce that ordinance in the future should there be an appropriate case (with better facts for the City) in which to enforce it.

10. Mr. King also informed me that he had recently been approached by a member or members of the Los Angeles Police Department who asked him for authority to issue a citation to attempt to enforce that same ordinance provision against the store of one of the plaintiffs in the present lawsuit, Alameda Books, Inc., located at 1901 S. Alameda in the City of Los Angeles.

11. Mr. King informed me that he informed the officer or officers that they were authorized to enforce the ordinance against the Alameda store.

12. Based upon my conversation with Mr. King, it is my belief that the initiation of some type of enforcement activity against the store of plaintiff Alameda Books, Inc., based upon the above-quoted portion of L.A.M.C. § 12.70C, is likely to be imminent.

I declare under penalty of perjury that the foregoing is true and correct. Executed this 9th day of November, 1995, within the United States of America.

/s/ David M. Brown
DAVID M. BROWN

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UNITED STATES DISTRICT COURT
FOR THE CENTRAL DISTRICT OF CALIFORNIA

ALAMEDA BOOKS, INC., a California Corporation; and HIGHLAND BOOKS, INC., a California Corporation, Plaintiffs, v. CITY OF LOS ANGELES, a municipal corporation, Defendant.	Case No. **DECLARATION OF G. RANDALL GARROU IN SUPPORT OF APPLICATION FOR TEMPORARY RESTRAINING ORDER AND ORDER TO SHOW CAUSE AND RE NOTICE OF EFFORTS TO CONTACT OPPOSING COUNSEL UNDER LOCAL RULE 7.18.1(b)**

DECLARATION OF G. RANDALL GARROU

(28 U.S.C. § 1746)

I, G. Randall Garrou, hereby declare as follows:

1. I am one of the attorneys for plaintiffs herein and make this declaration in support of plaintiffs' application for a temporary restraining order and preliminary injunction.

2. I was the lead counsel for plaintiffs in *Topanga Press, Inc., et al, v. City of Los Angeles*, 989 F.2d 1524 (9th Cir. 1993), in which the court of appeals upheld the issuance of a preliminary injunction by the Honorable Richard A. Gadbois of this court preventing the City of Los Angeles from enforcing against the 22 businesses involved in that case, among other things, the very ordinance provision challenged in the present lawsuit. The district court case number of that case was C.D. Cal. No. CV 88-7838 RG.

3. Following the Ninth Circuit's affirmation of the district court's preliminary injunction and the Supreme Court's subsequent denial of the City's petition for a writ of certiorari in that case, the City ultimately settled with the 22 business which were involved in that litigation, stipulating to a permanent injunction which conferred permanent grandfather status upon those businesses in return for their agreement to dismiss the lawsuit (including their declaratory judgment claims) without forcing it to a judicial conclusion which would resolve the plaintiffs' underlying constitutional challenges.

4. While the settlement agreement in *Topanga Press* did not purport to preclude the City from further

attempts to enforce against *non-parties* thereto the particular portion of L.A.M.C. § 12.70C challenged herein, *i.e.*, the portion construed by the City to prohibit, within a single store or business, the conducting of two or more adult entertainment activities, I nonetheless was then of the personal belief that the City would not in fact attempt to enforce that provision thereafter.

5. However, in December of 1994, I learned from other lawyers representing two unrelated adult entertainment clients, that the City had indeed threatened enforcement of this very provision against their clients and that each of these two clients had brought independent actions in federal court challenging the constitutionality of this particular ordinance provision. I am informed that those cases were both filed in the Central District of California and bear the following names and numbers: *E.W.A.P., Inc., v. City of Los Angeles*, C.D. Cal. No. 95-1711 AWT; and *Diamond v. City of Los Angeles*, C.D. Cal. No. CV-95-1534 AWT.

6. I am further informed that Judge A. Wallace Tashima of this court issued a preliminary injunction on June 9, 1995, to prevent the City from enforcing this particular provision of L.A.M.C. § 12.70C pending trial in each of those two cases.

7. I am further informed and believe, and on that basis allege, that shortly after the issuance of those preliminary injunctions, the City entered into a settlement agreement in each of those cases similar to the one it had entered into in *Topanga Press* with my clients, *i.e.*, it agreed to stipulate to a permanent injunction preventing it from enforcing the challenged provision of L.A.M.C.

§ 12.70C against those businesses in return for their dismissal of their declaratory judgment claims without a judicial resolution of their underlying constitutional challenges to that ordinance.

8. I am further informed that the business involved in the action entitled *Diamond v. City of Los Angeles* first opened shortly *after* enactment of the 1983 ordinance (prohibiting more than one adult "business" in the same building) which was challenged in that action. I am informed that the business involved in the action entitled *E.W.A.P., Inc. v. City of Los Angeles* commenced operation as a brand new business in October of 1994.

9. Based upon all of these developments, it had been my impression until very recently, that the City had no serious intentions of attempting to enforce this particular provision (*i.e.*, the provision prohibiting a single adult entertainment business from conducting two or more adult business activities on its premises). However, within the law few months, I had a conversation with one of the deputy city attorneys in the Los Angeles City Attorney's Land Use Department (the department which would normally defend the City in any challenge to its zoning ordinances) in which that deputy informed me that the City was still reserving the right, perhaps someday, and in an ideal test case, to enforce that ordinance provision. I did not, however, from that conversation, conclude that any enforcement of the ordinance was imminent.

10. On Wednesday, November 8, 1995, I had a telephone conversation with David M. Brown, the attorney who represented the plaintiff in *E.W.A.P., Inc. v. City of*

Los Angeles, having, called him in connection with an unrelated matter. However, during the course of that conversation, he happened to relate to me that he had been in a conversation with Deputy City Attorney Peter Nelson King within the last few weeks in which Mr. King told Mr. Brown that the City would probably be proceeding with an enforcement action (to enforce this same portion of L.A.M.C. § 12.70C) against the store which Mr. Brown knew to be Alameda Books, located at 1901 S. Alameda Street in the City of Los Angeles, the store of one of the plaintiffs herein. This was the first I had learned that there were any plans, immediate or otherwise, to attempt to enforce this particular ordinance provision against any of the clients which our firm represents.

11. For this reason, it is my belief that plaintiffs are urgently in need of a TRO which would simply preserve the status quo (by temporarily restraining the initiation of any new criminal prosecutions) pending a hearing on their application for a preliminary injunction, where the court, after being fully appraised and hearing full arguments from all parties, can more carefully evaluate the merits of plaintiffs' constitutional challenges.

12. It is also my belief that the City could not conceivably be prejudiced by plaintiffs' request for a TRO in that the only relief being sought is a very brief preservation of a status quo that I understand to have existed at both stores for years. The ordinance here challenged has been on the books since 1983 and the City has not, prior to now, ever initiated any criminal enforcement proceedings against them under this ordinance. Moreover, the

City has repeatedly allowed exemptions to *numerous* businesses from the requirements of this particular ordinance (both by the enactment of express "grandfather" provisions written onto the face of the ordinance, and by stipulating to permanent injunctions against enforcement of this ordinance in at least three prior federal court lawsuits involving approximately 24 different businesses), and it would not have done so if failure to comply with the ordinance would cause it any irreparable injury.

13. As lead counsel for the plaintiffs in the seven cases consolidated under the case name *Topanga Press, Inc., et al. v City of Los Angeles*, I am also aware that Steven Weiner was and is the owner of Beverly Books, Inc., one of the many plaintiffs in the consolidated *Topanga Press* litigation. I am also aware, as lead counsel for plaintiffs herein, that Mr. Weiner is also the sole owner of plaintiffs Highland Books, Inc. and Alameda Books, Inc. Accordingly, the *Topanga Press* litigation and the present litigation involve "essentially the same parties" within the meaning of local rule 4.2.2.

14. Moreover, as lead counsel for plaintiffs in *Topanga Press*, I am also aware that one of the causes of action which Beverly Books, Inc. raised in that litigation was a cause of action for a declaratory judgment determining that the portion of L.A.M.C. § 12.70C prohibiting multiple adult entertainment "businesses" in the same building was unconstitutional in violation of the free speech, due process and equal protection guarantees of the state and federal constitutions. That claim, however, was dismissed prior to any judgment on that claim. For

this reason, I believe that the present case is governed by the procedures set forth in Local Rule 4.2.2 of this Court.

15. Moreover, I believe the purposes of rule 4.2.2. would be served by its application to the present case because members of the Los Angeles City Attorney's office informed me, at the time the *Topanga Press* settlement was being negotiated, that one of their reasons for unilaterally stipulating to the permanent injunction in that case (rather than simply making the case moot by amending the challenged ordinances) was the City's hope that a stipulation to a permanent injunction would render moot the plaintiffs' claims for a declaratory judgment concerning the constitutionality of its adult zoning ordinances, thereby leaving open for another day the underlying constitutional questions. While the City was perfectly entitled to avoid a constitutional determination of the issues raised in *Topanga Press*, it should not be allowed to avoid such a ruling by a judge who had issued a preliminary injunction against it in hopes of later obtaining a more favorable determination of those exact same questions in front of a different federal judge. Such an interpretation would defeat one of the purposes underlying Local Rule 4.2.2. This is particularly true where, as here, the City subsequently repeated this pattern by "mooting out" two more cases raising this same constitutional question (*i.e.*, the *Diamond* and *E.W.A.P.* cases) after the judge before whom such cases were pending similarly saw fit to issue preliminary injunctions against the City.

16. Consistent with the requirements of Local Rule 7.18.1(b) of this court, on December 16, 1995, at approximately 7:45 a.m., I initiated a telephone call to the Los

Angeles City Attorney's office. I spoke with someone there and asked if Deputy City Attorney Mike Klekner was in. He is the attorney whom I believed would probably handle this case for the City. I was told he would likely be in soon. I then left a message for him on his voice mail, informing him that we had filed a new federal lawsuit against the City and requesting that he call me immediately regarding certain interim relief we were going to be seeking on an urgency basis.

17. I then called that same number again at approximately 8:15 a.m., inquiring whether Mr. Klekner had yet arrived. I was then informed he was in court and would not be in till much later that morning. I then asked to speak with either his supervisor, Assistant City Attorney Claudia McGee Henry, or his associate, Deputy City Attorney Peter Nelson King, both of whom had previously represented the City specifically in civil suits challenging L.A.M.C. § 12.70C. I was told that one of them would call me back.

18. At approximately 8:40 a.m. (still on Thursday, November 16, 1995) I received a call from Assistant City Attorney Sharon Siedorf Cardenas, who informed me that she had been instructed by Ms. Henry to return my call. I then told Ms. Cardenas that we had filed a new civil rights lawsuit against the City on behalf of two adult bookstores challenging the "multiple use" prohibition of L.A.M.C. § 12.70C. I provided her with the name and number of the case. I also explained that the case had been transferred to United States District Judge Richard Gadbois under the local rule provisions regarding refiled actions. I then indicated the addresses of the plaintiffs'

businesses and explained in great detail all of the legal theories supporting our clients' claim for relief.

19. Next, I explained to Ms. Cardenas that our clients were concerned that the City may bring criminal enforcement proceedings against them at any time, even today, and, as a result, our clients were prepared to file papers immediately seeking a temporary restraining order to simply preserve the status quo until a hearing on our preliminary injunction application. However, I suggested that we would be happy if we could work out an informal agreement which would avoid the need for seeking such emergency relief. Specifically, I stated that we would not seek a TRO if the City would merely give us its informal promise not to initiate any enforcement proceedings pending a hearing on a noticed preliminary injunction motion which we would set on the hearing date of the City's choosing.

20. Ms. Cardenas responded that their civil office had no control over the police. However, she said that she was not then aware of anyone contemplating any immediate enforcement of that provision against our clients. I then suggested that we would withhold seeking the TRO if she merely promised that if the police *did* in fact issue any citations before our noticed preliminary injunction hearing, that they would be withdrawn by the City Attorney's office. She said she would look into the matter and get back to me.

21. At approximately 9:10 a.m. I received a conference call from both Ms. Cardenas and Deputy City Attorney Peter Nelson King. In that conversation, Mr. King expressed the opinion that he believed the case was not

yet ripe as no enforcement proceeding had yet been initiated. I told him what I had learned from Mr. Brown, specifically, that he, Mr. King, in a conversation on October 16th, had informed Mr. Brown that the City still considered the "multiple adult use" prohibition of L.A.M.C. § 12.70C to be fully enforceable and that he, Mr. King, had recently been approached by members of the Los Angeles Police Department seeking his approval of their initiation of criminal enforcement proceedings of this ordinance section against the Alameda Books store located at 1901 S. Alameda. Mr. King then told me: "That's all true." I then informed him that such an allegation, in my opinion, clearly established our clients' standing under Article III of the United States Constitution, *i.e.*, that the case was therefore ripe. The two city attorneys than informed me that they would look into our request further and call me back with their response.

22. At approximately 9:40 a.m., I heard back from Ms. Cardenas, informing me that the City had decided not to agree to anything and that we may as well seek the TRO. She indicated that they would want to oppose. We thereafter had a conference call with this court's chambers and a hearing on the TRO was set for Friday, November 16, 1995, at 11:00 a.m.

23. Consistent with our representations to the court, at my direction, a messenger picked up copies of all our moving papers (including a courtesy copy of the complaint) and delivered them to the offices of Ms. Cardenas by approximately noon today, Thursday, November 16, 1995.

I declare under penalty of perjury that the foregoing is true and correct. Executed this 16th day of November, 1995, within the United States of America.

/s/ G. R. Garrou
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UNITED STATES DISTRICT COURT

FOR THE CENTRAL DISTRICT OF CALIFORNIA

ALAMEDA BOOKS, INC., a California Corporation; and HIGHLAND BOOKS, INC., a California Corporation, plaintiffs, v. CITY OF LOS ANGELES, a municipal corporation, defendant.	)	Case No. CV 95-7771 RG **SECOND DECLARATION OF STEVEN WIENER IN SUPPORT OF PLAINTIFFS' APPLICATION FOR PRELIMINARY INJUNCTION** Hrg. date: December 18, 1995 Hrg. time: 3:00 p.m. Courtroom: 16

DECLARATION OF STEVEN WIENER

FILED DEC 4 1995

(28 U.S.C. § 1746)

I, STEVEN WIENER, hereby declare as follows:

1. I am the owner of both of the plaintiff corporations in this case. I was also the owner (and continue to be the owner) of Beverly Books, Inc., throughout the time that Beverly Books, Inc., was a plaintiff in one of the seven federal cases consolidated under the name of *Topanga Press, Inc. v. City of Los Angeles*, U.S.Dt.Ct. C.D. Cal. No. CV 88-7838 RG. Specifically, Beverly Books was one of the numerous plaintiffs in the case initially entitled *New Wave, Inc., et al. v. City of Los Angeles*, U.S.Dt.Ct. C.D. Cal. No. CV 91-689 RG.

2. Alameda Books commenced operation in 1987 at 1901 S. Alameda, in the City of Los Angeles; Alameda Books, Inc. was issued a picture arcade police permit on July 7, 1987. The store closed in December of 1990 following a December 3, 1990 entry of judgment in a litigated dispute with our landlord, the Bank of America. Throughout the time that Alameda Books was then open, the only "adult" use at that store, within the meaning of the adult business definitions of Los Angeles Municipal Code ("L.A.M.C.") § 12.70B, was an "adult arcade". Although the store had retail sales of a number of "adult" retail items, the *preponderance* of the items in the store that were then offered for retail sale were not of the "adult" variety and, for that reason, the store did not operate as an "adult bookstore" as that term is defined in L.A.M.C. § 12.70B.

3. Approximately three years later, in November of 1993, Alameda Books resumed its operations at the same address, but in a location which was in a different unit of the same shopping center. That is the location where it continues to operate today. It was issued a picture arcade police permit on November 2, 1993 and, from the date of its reopening until the present, has operated as a fully "adult" store, *i.e.*, the overwhelming majority of items for retail sale in the store since that date are of the "adult" variety and the video tapes available for viewing in the store's video viewing machines are exclusively of the "adult" variety.

4. Highland Books, Inc. was issued a picture arcade police permit on January 13, 1987, and has operated as "Highland Books" under that permit ever since. Prior to June of 1991, the only "adult" type of business use at Highland Books was its picture arcade which, at all times, exhibited exclusively adult video tapes. Prior to June of 1991, the majority of the items available for retail sale at Highland Books were of a "non-adult" variety. However, in June of 1991, Highland Books converted its retail sales such that the majority of items available in the store for retail sale were in fact of the "adult" variety.

5. The 1991 change from a "single use" adult business to the manner in which Highland Books currently operates was the result of my awareness that the City, in the *Topanga Press* litigation involving numerous other businesses (including the business of Beverly Books, Inc.) had voluntarily agreed to refrain from enforcing the "multiple use" prohibition of L.A.M.C. § 12.70C pending a hearing on the plaintiffs' motion for preliminary injunction in that case. Shortly

thereafter, a preliminary injunction in fact issued. It was my belief that the City would not, thereafter, attempt to enforce that provision or, at least, that it would not do so until such time, if ever, that the preliminary injunction in that lawsuit was lifted. Given the fact that the *Topanga Press* litigation ultimately ended in a *permanent* injunction against enforcement of that portion of the municipal code, I was further of the opinion that any future enforcement efforts under that particular code section were unlikely. Similarly, when Alameda Books reopened in 1993, it operated in a similar manner for similar reasons. Of course, given the recent developments of this year, I realize now that my assessment of the City's intentions was flawed.

6. At the time of the filing of the complaint in *New Wave, Inc., et al. v. City of Los Angeles*, in January of 1991 (which was shortly thereafter consolidated with the prior *Topanga Press* case), Alameda Books, Inc. was not open for business, and Highland Books had no intention of operating in such a manner that it would fall under the City's definition of an "adult bookstore". Because the Highland Books store was not located within 500 feet of any residential zone, nor any church, school or park, Highland Books, Inc. was content to operate in this manner so as to avoid the need for expensive litigation with the City. Moreover, it was the intention of Highland Books, Inc., and later of Alameda Books, Inc. (in connection with its re-opened store) that, if the *Topanga Press* litigation proved successful, they would likely derive the benefit of that litigation and could thereafter safely allow their retail sales, as well as the video tapes they had available for viewing, to be primarily of the "adult" variety.

7. In any event, because of plaintiffs' belief in the unconstitutionality of L.A.M.C. § 12.70C, Highland Books has been openly operating in non-compliance with this "multiple use" prohibition since June of 1991 and Alameda Books has been openly operating in violation of this provision since approximately November of 1993. Until this year, there had been no attempt by the City to enforce its "multiple-use" prohibition against either of these stores.

I declare under penalty of perjury that the foregoing is true and correct. Executed this 30th day of November, 1995, within the United States of America.

/s/ Steven Wiener
STEVEN WIENER

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UNITED STATES DISTRICT COURT

CENTRAL DISTRICT OF CALIFORNIA

ALAMEDA BOOKS, INC., a California Corporation; and HIGHLAND BOOKS, INC., a California Corporation, Plaintiffs, vs. CITY OF LOS ANGELES, a municipal corporation, Defendant.	) CASE NO. CV-95-7771 RG) NOTICE OF REQUEST AND REQUEST FOR THE COURT TO TAKE JUDICIAL NOTICE; AND EXHIBITS IN OPPOSITION TO OSC RE PRELIMINARY INJUNCTION; AUTHORITY IN SUPPORT THEREOF) (**VOLUME II** OF IV)) **(Pages 66-285)**) Date: December 18, 1995) Time: 3:00 p.m.) Courtroom: 16) (Filed Dec. 13, 1995)

Dated: December 11, 1995

Respectfully submitted,

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[SEAL]
Los Angeles City Planning Department
Room 561

CITY PLAN CASE NO. 26475
COUNCIL FILE NO. 82-0155
PUBLIC HEARING DATE: January 13, 1983

TO:	City Planning Commission
FROM:	Calvin S. Hamilton /s/ Calvin S. Hamilton ch Director of Planning
REQUESTED BY:	Planning and Environment Committee of the City Council
SUBJECT:	AMENDMENT – PROPOSED ORDINANCE TO PROHIBIT THE ESTABLISHMENT OF MORE THAN ONE ADULT ENTERTAINMENT BUSINESS AT A SINGLE LOCATION (APPENDIX A, ATTACHED).

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APPENDIX A (Proposed Ordinance)	Attached

SUMMARY AND RECOMMENDATION

The existing "Adult Entertainment Zoning" regulations prohibit the establishment of an adult entertainment business within 1,000 feet of another such business or within 500 feet of a church, school or public park. However, an ambiguity in the present language describing how such distance shall be measured has resulted in the Department of Building and Safety interpreting such provisions in a manner which permits a combination of adult businesses to be established within the exterior structural walls of a single building at one location.

In accordance with instructions of the Council's Planning and Environment Committee, the Planning Department, with the cooperation of the City Attorney, has prepared the attached proposed ordinance (Appendix A). This ordinance amends the adult entertainment zoning regulations (Section 12.70 of the Municipal Code) by expressly prohibiting the establishment of more than one adult entertainment business within the same building or portion thereof. A temporary moratorium ordinance providing for a similar prohibition has been in effect since March 16, 1982, but is due to expire on March 11, 1983.

The subject ordinance provides for a three-year amortization of nonconforming businesses (from March 10, 1982) in the case of two or more existing adult businesses located in a single building, with a maximum possible five years upon individual application in cases of economic hardship.

The ordinance appears to be in keeping with the City Council's intent of providing for the dispersion of adult

entertainment business, as now provided for in Section 12.70 of the Municipal Code.

ACTION RECOMMENDED BY THE STAFF: That the Commission –

Adopt the staff report as its report on the subject.

Find:

1. in accordance with Charter Section 96.5(5), that the subject ordinance (Appendix A, attached), is in substantial conformance with the purposes, intent and provisions of the Land Use Element of the General Plan by prohibiting, on a permanent basis, the establishment of two or more adult entertainment businesses in the same building on one site and thereby preventing the further concentration of such businesses;

2. in accordance with Charter Section 97.2(1)(a), that the subject ordinance may be indirectly related to and have a positive effect on the Land Use Element of the General Plan, specific plans and certain other plans under preparation by the Department of City Planning in that it could tend to facilitate the implementation of such plans by preventing the concentration of adult entertainment businesses at one location;

3. in accordance with Charter Section 97.2(1)(b), that the subject ordinance is in substantial conformance with the public necessity, convenience, general welfare and good zoning practice by prohibiting more than one adult entertainment business in the same building, structure or portion thereof and by providing for a reasonable amortization period applicable to existing business, which would be in keeping with existing provisions of Section 12.70 of the Municipal Code and the City Council's intent of providing for the dispersion of adult entertainment businesses.

Approve the subject ordinance and recommend that it be adopted by the City Council.

STAFF REPORT

Request

In response to a Council motion (Bernson-Stevenson-Wachs), the Planning and Environment Committee on January 26, 1982, recommended that the Planning Department and City Attorney cooperatively prepare an appropriate ordinance to prohibit more than one adult entertainment business in a single building on one site. The Committee recommended, further, that a six-month moratorium be imposed on the establishment of more than one new adult entertainment business at a single location. Such a moratorium was requested in order to allow sufficient time for study of the matter and the preparation of permanent regulations.

Subsequently, such a moratorium ordinance was prepared by the City Attorney and approved by the Commission and City Council. The ordinance was published with an urgency clause on March 16, 1982 as Ordinance No. 156,509. On August 18, 1982 the City Council, by resolution, extended the provisions of this moratorium ordinance (then due to expire on September 12, 1982) for an additional 180 days, to March 11, 1983.

As requested by the City Council, the attached proposed ordinance provides for the permanent prohibition of more than one adult entertainment business at one location.

Need to Amend Adult Entertainment Zoning Regulations

Existing regulations provide that a new adult entertainment business, as defined in Section 12.70 of the Planning and Zoning Code, shall be located at least 1,000 feet from another such business or 500 feet from a religious institution, school or public park. The Code provides that the measurement of this distance shall be in a straight line, without regard to intervening structures, from the *closest exterior structural wall* of each adult entertainment business (emphasis added).

The intent of the City Council in enacting the existing adult entertainment zoning regulations in 1978 was to provide for the dispersion of all adult entertainment business in the City. This being the case, it is quite apparent that the Council in no way intended to allow more than one such business to be established at a single location in the same building. However, the above-noted language relating to the measurement of distances specified in the ordinance has resulted in an ambiguity with respect to the number of businesses which may be permitted within the "exterior structural wall" of an establishment at one location. The Department of Building and Safety has interpreted this provision in such a manner as to permit a combination of such businesses to be located within the exterior structural walls of a single building at one site. Thus the need has arisen to enact the aforementioned interim moratorium ordinance and the subject proposed ordinance.

Description of Proposed Ordinance

The subject proposed ordinance (Appendix A, attached) would prohibit the addition of any adult entertainment business to any existing adult entertainment business or the establishment or maintenance of more than one new adult entertainment business in the same building, structure or portion thereof. Upon the recommendation of the City Attorney, an amortization provision has been included in the ordinance which would permit the continued operation of two or more adult business which existed in a single building on March 10, 1982, for a maximum period of three years after such date. (March 10, 1982 was the date the City Council adopted the aforementioned interim moratorium ordinance.)

Also, upon advice of the City Attorney, a related provision has been included in the subject ordinance to provide that in the case of two or more adult businesses operating in the same building on March 10, 1982, the business established first may be continued, but that the other businesses be discontinued by March 10, 1985. The ordinance further provides, however, that in special hardship cases a Zoning Administrator may permit more than one adult entertainment business to remain in the same building for up to five years after March 10, 1982, provided that an individual application is filed requesting such an extension (no fee to be charged) and a Zoning Administrator determines that:

(1) the adult entertainment business is subject to a written lease, entered into prior to March 10, 1982, with a termination date extending beyond March 10, 1985; or

(2) the business involves the investment of money in real property, a leasehold, improvements or stock in trade such that a longer period is necessary to prevent undue financial hardship.

The ordinance stipulates that such applications for continuation shall be filed with the Office of Zoning Administration but that no such application shall be approved if a Zoning Administrator finds that the nonconforming adult entertainment business is being maintained in violation of any provision of the Municipal Code.

Finally, the ordinance provides that the Office of Zoning Administration shall process applications for continuation in accordance with the existing procedure for appeals from Building Department Orders as set forth Section 12.27A of the Code, with appeals possible to the Board of Zoning Appeals.

Conclusion

Enactment of the subject ordinance is necessary to clarify, on a permanent basis, existing provisions of the Adult Entertainment Zoning regulations contained in Section 12.70 of the Municipal Code. It is apparent that in enacting these regulations in 1978, the City Council did not intend to permit more than one adult business in the same building at one location. Staff, therefore, recommends approval of the ordinance which will correct this inconsistency in the regulations and which contains reasonable amortization provisions applicable to existing businesses.

Environmental Impact

The subject proposed ordinance has been determined to be "generally exempt" from the requirements of the California Environmental Quality Act (CEQA) pursuant to Article III, Section I of the Los Angeles City CEQA Guidelines. Such an exemption involves projects where the type of activity in question could not possibly have a significant effect on the environment.

Report Preparation and Review

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Code Studies Section Head: Darryl L. Fisher
Code Studies Unit Head: Charles S. Rozzelle
Prepared by: Charles S. Rozzelle

City Attorney Consulted

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UNITED STATES DISTRICT COURT
CENTRAL DISTRICT OF CALIFORNIA

ALAMEDA BOOKS, INC., a California Corporation; and HIGHLAND BOOKS, INC., a California Corporation, Plaintiffs, vs. CITY OF LOS ANGELES, a municipal corporation, Defendant.	CASE NO. CV-95-7771 RG NOTICE OF REQUEST AND REQUEST FOR THE COURT TO TAKE JUDICIAL NOTICE; AND EXHIBITS IN OPPOSITION TO OSC RE PRELIMINARY INJUNCTION; AUTHORITY IN SUPPORT THEREOF (**VOLUME III** OF IV) **(Pages 286-554)** Date: December 18, 1995 Time: 3:00 p.m. Courtroom: 16

Dated: December 11, 1995

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CITY PLAN CASE NO. 26475
Council File No. 74-4521-S.3

STUDY OF THE EFFECTS OF THE CONCENTRATION OF ADULT ENTERTAINMENT ESTABLISHMENTS IN THE CITY OF LOS ANGELES

Prepared for:

Planning Committee of
the Los Angeles City Council

Prepared by:

Los Angeles City Planning Department

June 1977

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SUMMARY AND RECOMMENDATIONS

A. Types of Ordinances to Control "Adult Entertainment" Uses

Two methods of regulating adult entertainment business via land use regulations have developed in the United States. They are: 1) the concentration of such uses in a single area of the city as in Boston; and 2) the dispersal of such uses, as in the City of Detroit. The Detroit ordinance has been challenged and upheld by the U.S. Supreme Court (*Young vs. American Mini-Theaters*, 96 S. Ct. 771, 1976).

B. Effect of "Adult Entertainment" Businesses on the Community

There has been some indication that the concentration of "adult entertainment" uses results in

increased crime and greater police enforcement problems. In the City of Los Angeles, the Los Angeles Police Department has found a link between the concentration of such businesses and increased crime in the Hollywood community. (The major portion of a Police Department report on this subject is herein contained.) While several major cities have adopted ordinances similar to the Detroit ordinance, no other major city has, to our knowledge, adopted a Boston-type ordinance.

Testimony received at two public meetings on this subject has revealed that there is serious public concern over the proliferation of adult entertainment businesses – particularly in the Hollywood area. Citizens have testified of being afraid to walk the streets; that some businesses have left the area or have modified their hours of operation; and that they are fearful of children being confronted by unsavory individuals or of being exposed to sexually explicit material. A representative of an adult theater chain testified in support of the manner in which this business was run and in support of the type of clientele which attend the theaters. The Planning Department staff is of the opinion that the degree of deleterious effects of adult entertainment businesses depend largely on the particular type of business and on how any such business is operated.

A mail survey questionnaire conducted by the Planning Department has tended to emphasize general public concern over the proliferation of sex-oriented businesses and has indicated further, that appraisers, realtors and representatives of lending institutions are generally of the opinion that concentration of adult entertainment businesses exerts a negative economic impact on both business and residential properties. They feel that the degree of negative impact

depends upon the degree of concentration and on the specific type of adult entertainment business.

The 1970-76 change in the assessed value of residential and commercial properties containing concentrations of adult entertainment businesses was compared with other areas without such concentrations, and with the City as a whole. On the basis of this comparison, it cannot be concluded that properties containing concentrations of adult entertainment businesses have *directly* influenced the assessed valuations of such properties.

Data and analysis based on the U.S. Census of 1970 and certain trend data from the censuses of 1960 and 1970 as applied to areas of the City containing concentrations of adult entertainment businesses are included in the body of the report and in the Appendix.

C. Scope of the Ordinances Enacted by Other Jurisdictions

The scope of "adult entertainment" ordinances encompasses a variety of adult activities. For example, the Los Angeles Study has considered "adult entertainment" establishments to include adult bookstores and theaters, massage parlors, nude modeling studios, adult motels, arcades, and certain similar businesses. Many other ordinances studied, however, are less broad in their coverage. The Detroit ordinance, for instance *does not* regulate massage parlors or adult motels, nor does it provide for the closing of any such businesses by amortization, which would be necessitated by the retroactive application of such an ordinance. Table I on page 11 indicates the ordinances reveiwed [sic] and the major categories of uses they regulate.

Effect of Ordinances Enacted by Other Jurisdictions: The U.S. Supreme Court in *Young vs. American Mini-Theaters* pointed out, as one of the bases for upholding the Detroit ordinance, that the regulation did not limit the number of "adult entertainment" businesses. Our study has indicated that the practical effect of literal adoption of "Detroit" language without modification in the City of Los Angeles would be to limit the potential locations for such businesses rather severely. Due to the predominance of commercial zoning in "strips" along major and secondary streets, an ordinance preventing "adult entertainment" business from locating within 500 feet of residentially zoned property would, in effect, limit such businesses to those areas of the City where there is commercial zoning of greater than 500 feet in depth. Areas with such commercial frontage would include downtown Los Angeles, a small part of Hollywood, Westwood, and Century City. A few industrial areas would also afford a separation of this distance from residential properties. The limitation of 1,000 feet between establishments (as provided in the Detroit ordinance) would likely be inappropriate in the City of Los Angeles inasmuch as commercial zoning is located in a strip pattern along most of the City's approximate 1,400 miles of major and secondary highways. (It is estimated that approximately 400 miles of such "strip" commercial zoning exists in the City.)

D. Recommendations.

1. If the City Council should find it advisable in light of the findings of this report to recommend the preparation of an ordinance to control adult entertainment businesses, such an ordinance should be of a dispersal type rather than a concentration type. (To build a planning policy basis

for such regulation, the Council may also wish the Planning Department to consider the development of appropriate policies for incorporation within the Citywide Plan.)

2. If a dispersal type ordinance is recommended by the City Council, the Planning Department is of the opinion that such an ordinance should be designed for specific application in the City of Los Angeles, rather than the direct adoption of the Detroit model. If such a dispersal-type ordinance is recommended for enactment locally, it should consider:

   a. distance requirements between adult entertainment establishments. The Planning Department recommends that a separation between establishments greater than 1,000 feet is necessary and desirable.

   b. distance requirements separating adult entertainment establishments from churches, schools, parks, and the like. The Planning Department suggests that a separation *of at least 500* feet is necessary. A similar distance separating adult entertainment uses from single-family residential development should also be considered.

   c. the possibility of enacting additional provisions to regulate signs and similar forms of advertising should also be considered.

3. If the City Council should find it advisable to recommend all of the types of "adult entertainment" businesses included in this study, it should consider whether all such uses should be in the same class and subject to the same regulations.

4. Should the City Council recommend the preparation of a zoning ordinance to regulate adult

entertainment businesses, other sections of the Municipal Code relating to the subject, including police permit requirements, should also be amended in order to be consistent with the zoning regulations and to facilitate the administration and enforcement of such regulations.

5. The Planning Department recommends that it be instructed to review existing zoning regulations applying to the C4 zone which currently prohibits "strip tease shows" and that the Zoning Administrator, through interpretation, consider expanding the list of prohibited uses in said zone to include additional adult entertainment uses as herein identified.

6. To assist in the regulation of "adult entertainment" businesses, the City should continue to vigorously enforce all existing provisions of the Municipal Code relating to the subject, including Zoning regulations.

I.

FINDINGS

1. A Boston-type ordinance (concentration) to control adult entertainment businesses would not be acceptable nor desirable in the City of Los Angeles.

2. In the event legislation is enacted in the City of Los Angeles there is adequate basis for a Detroit-type ordinance (dispersion) which requires a distance of 1000 feet between establishments and 500 feet from residential zones.

   - Existing locational patterns of adult entertainment businesses (in Hollywood, Studio City, North Hollywood) actually represent a concentration rather than a dispersion of establishments. (Such patterns are

contrary to the Detroit concept and are due, in fact, to the City's strip commercial zoning pattern.)

3. If dispersion is desired in Los Angeles, an ordinance should be designed specifically for the City. (*Direct* application of the Detroit ordinance would not be desirable or appropriate in Los Angeles and would, in part, tend to result in a concentration of such businesses.)

4. Statistics provided by the Los Angeles Police Department (LAPD) indicate a proportionally larger increase in certain crimes in Hollywood from 1965-75, as compared with the City of Los Angeles as a whole. (Hollywood has the largest concentration of adult entertainment businesses in the City.)

5. Statistics provided by the LAPD indicate that there has been a large increase in adult entertainment enterprises since 1969, particularly in Hollywood. From December 1975 to December 1976, however, there has been a decrease in such establishments.

6. Testimony obtained at two public meetings on the Adult Entertainment study conducted on April 27 and 28, 1977 indicated that:

   - Many persons, including the elderly, are afraid to walk the streets in Hollywood.

   - Concern was expressed that children are being exposed to sexually explicit materials and unsavory persons.

   - Some businesses no longer remain open in the evenings, and others have left the area allegedly directly or indirectly due to the establishment of adult entertainment businesses.

   - In Hollywood, some churches drive the elderly to services and others provide private guards in their parking lots.

- Nearly all persons opposed the concentration of adult entertainment activities.

7. Responses to questionnaires of the City Planning Department have indicated that:

   - Appraisers, realtors, lenders, etc. believe that the concentration of adult entertainment establishments has had adverse economic effects on both businesses and residential property in respect to market value, rental value and rentability/saleability; that the adverse economic effects diminish with distance but that the effects extend even beyond a 1000-foot radius; and that the effects are related to the degree of concentration and to the specific type of adult entertainment business.

   - Businessmen, residents, etc. believe that the concentration of adult entertainment establishments has adverse effects on both the quality of life and on business and property values. Among the adverse business effects cited are: difficulty in retaining and attracting customers to non- "adult entertainment" businesses; difficulty in recruiting employees; and difficulty in renting office space and keeping desirable tenants. Among the adverse effects on the quality of life cited are increased crime; the effects on children; neighborhood appearance, litter and graffiti.

8. A review of the percentage changes in the assessed value of commercial and residential property between 1970 and 1975 for the study areas containing concentrations of adult entertainment businesses have indicated that:

   - The three study areas in *Hollywood* containing such businesses have increased less than the Hollywood Community, and less than the City as a whole. Two of the three study areas in Hollywood have

increased less than their corresponding "control areas"; however, one such study area increased by a greater amount than its corresponding control area.

   - The study area in *Studio City* has increased by a greater percentage than its corresponding "control area" by a slightly lower percentage than the Sherman Oaks-Studio City Community; and by a considerably greater percentage than the entire city.

   - The study area in *North Hollywood* has increased by a considerably lower percentage than its corresponding control area, the North Hollywood Community and the City as a whole.

   - On the basis of the foregoing it cannot be concluded that adult entertainment businesses have *directly* influenced changes in the assessed value of commercial and residential properties in the areas analyzed.

9. There are various existing laws and regulations (other than zoning) available to effect proper regulation of adult entertainment businesses.

10. There is a high degree of turnover in individual adult entertainment businesses as evidenced on page 51 (Much of this change is probably due to Police enforcement.)

11. The Los Angeles City Council, both on its own initiative and at the urging of numerous citizens groups, has proposed a variety of approaches to limiting the possibly deleterious effects of "adult entertainment" business on neighborhoods.

12. At least 10 cities have adopted ordinances similar to the Detroit dispersal ordinance. Several other cities have enacted other forms of regulations.

13. The Detroit ordinance does not regulate massage parlors. Of the cities with regulations, three have included massage parlors within the purview of their zoning ordinance.

14. None of the cities surveyed call out or regulate adult motels as a part of their "adult entertainment" ordinance.

15. The Detroit Ordinance is prospective in its application and therefore does *not* include an amortization provision, i.e. provide for a time period for the removal of existing businesses. Although other such ordinances have included such provisions, none had been validated by the courts at the time of this study.

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STARTS JULY

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AIR CONDITIONED
ADULT BOOK STORE
cinne arts
THEATRE
The Finest HARDCORE ADULT ENTERTAINMENT in Town!
LADIES FREE WITH ESCORT
3 FULL HOUR SHOWS
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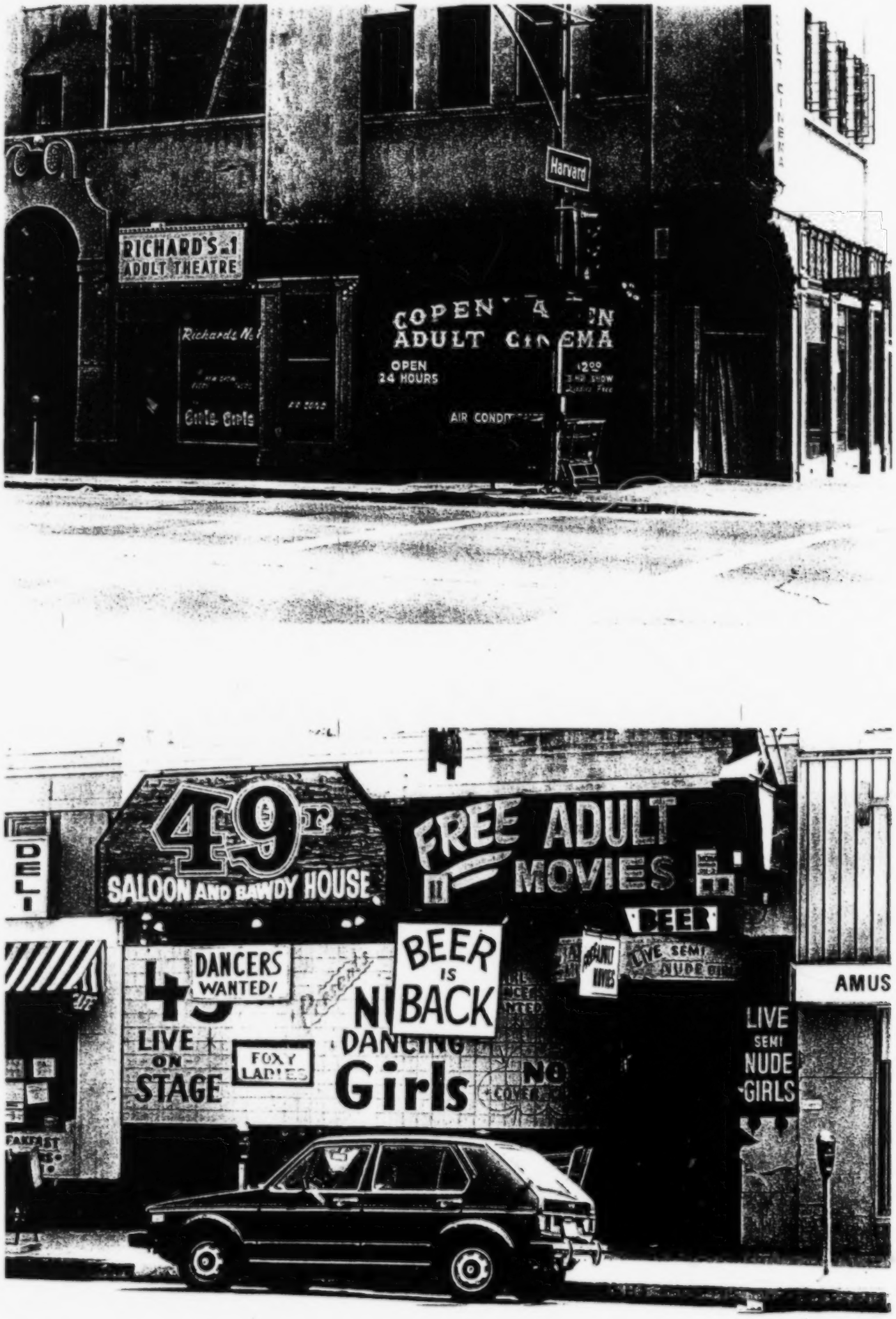
FILMS
MARITAL AIDS
MAG'S
NEW SHOW EVERY WED.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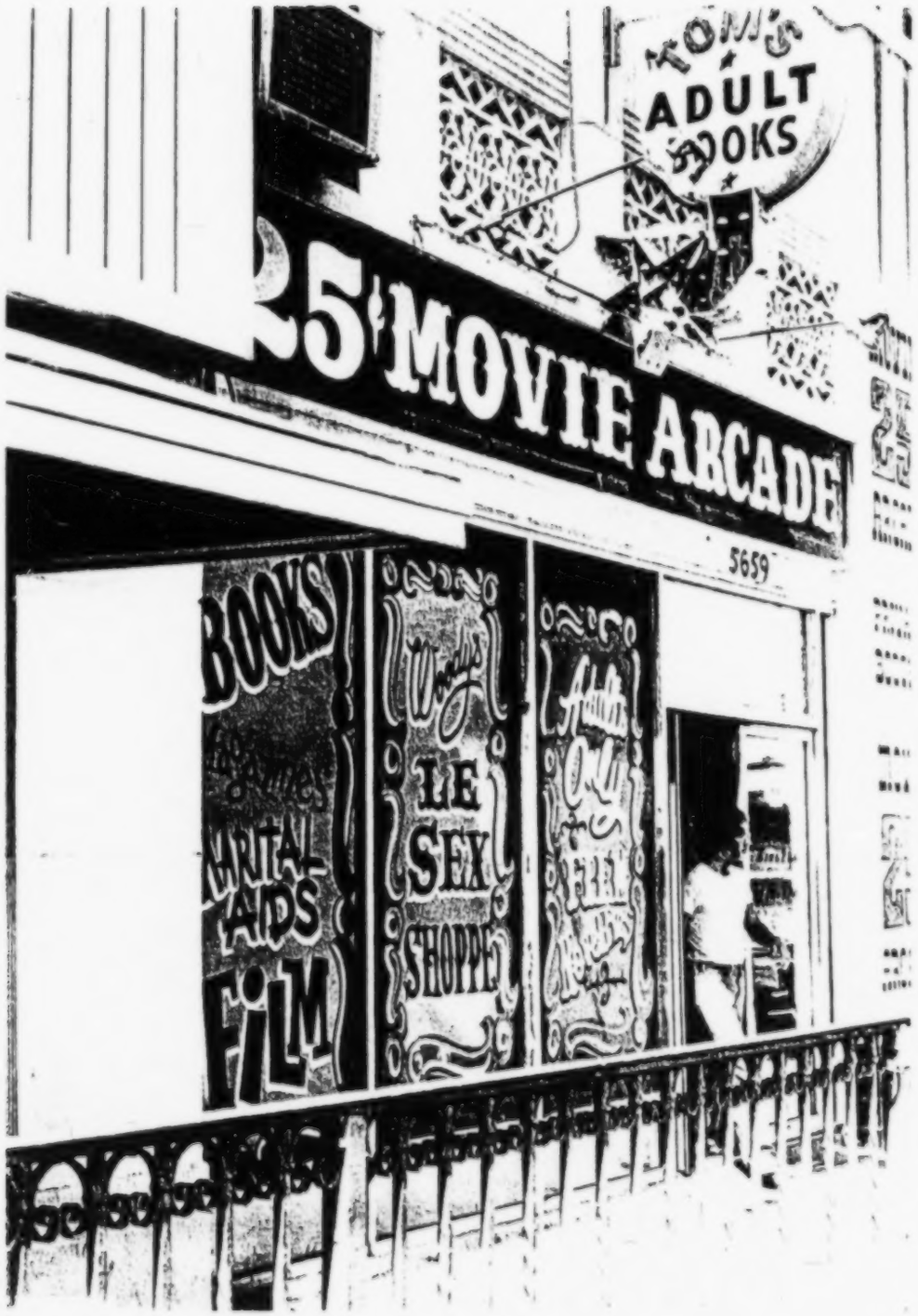
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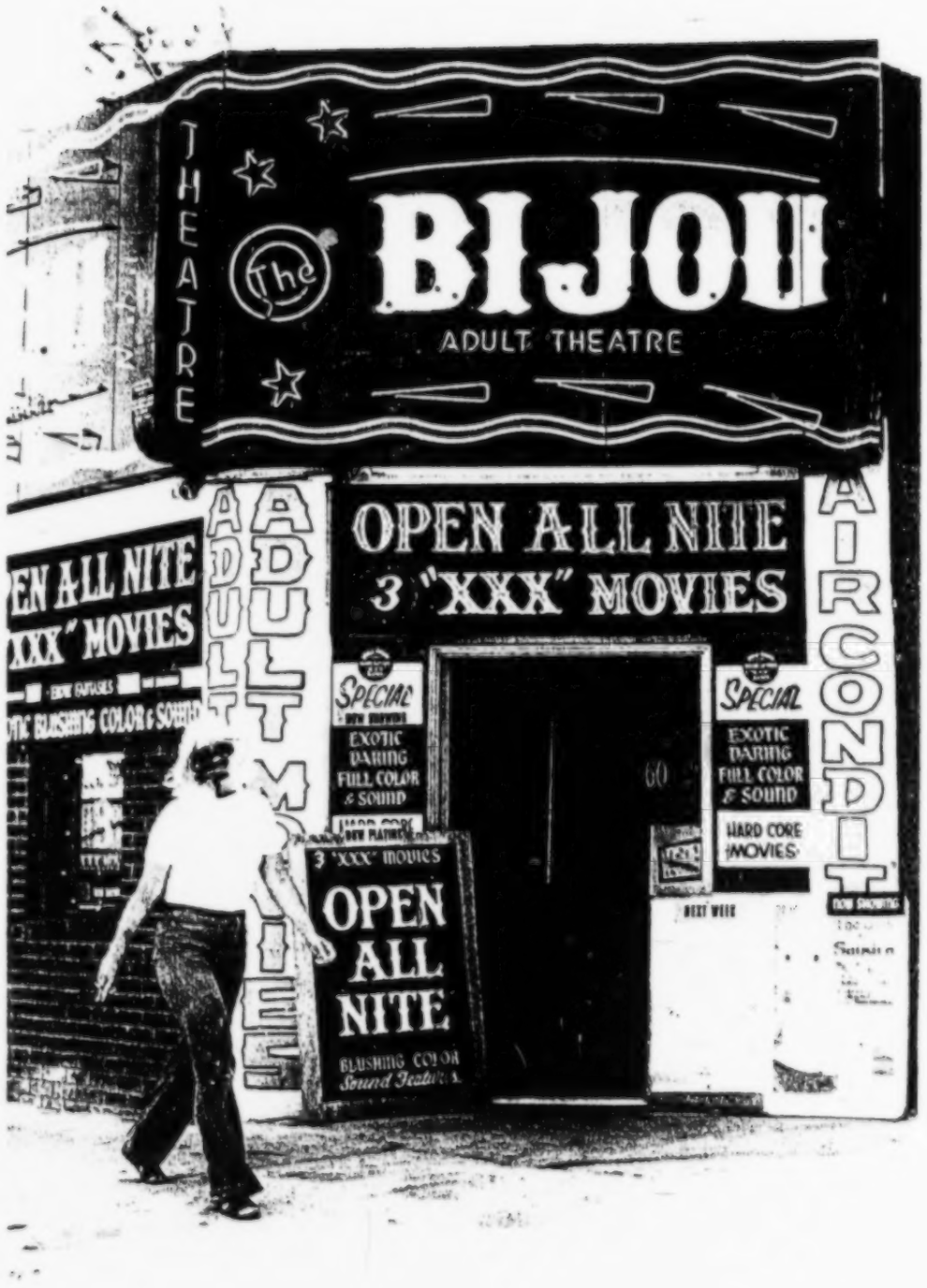
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3 "XXX" MOVIES
OPEN ALL NITE
BLUSHING COLOR
Sound Features
60

LIVE
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Pussycat
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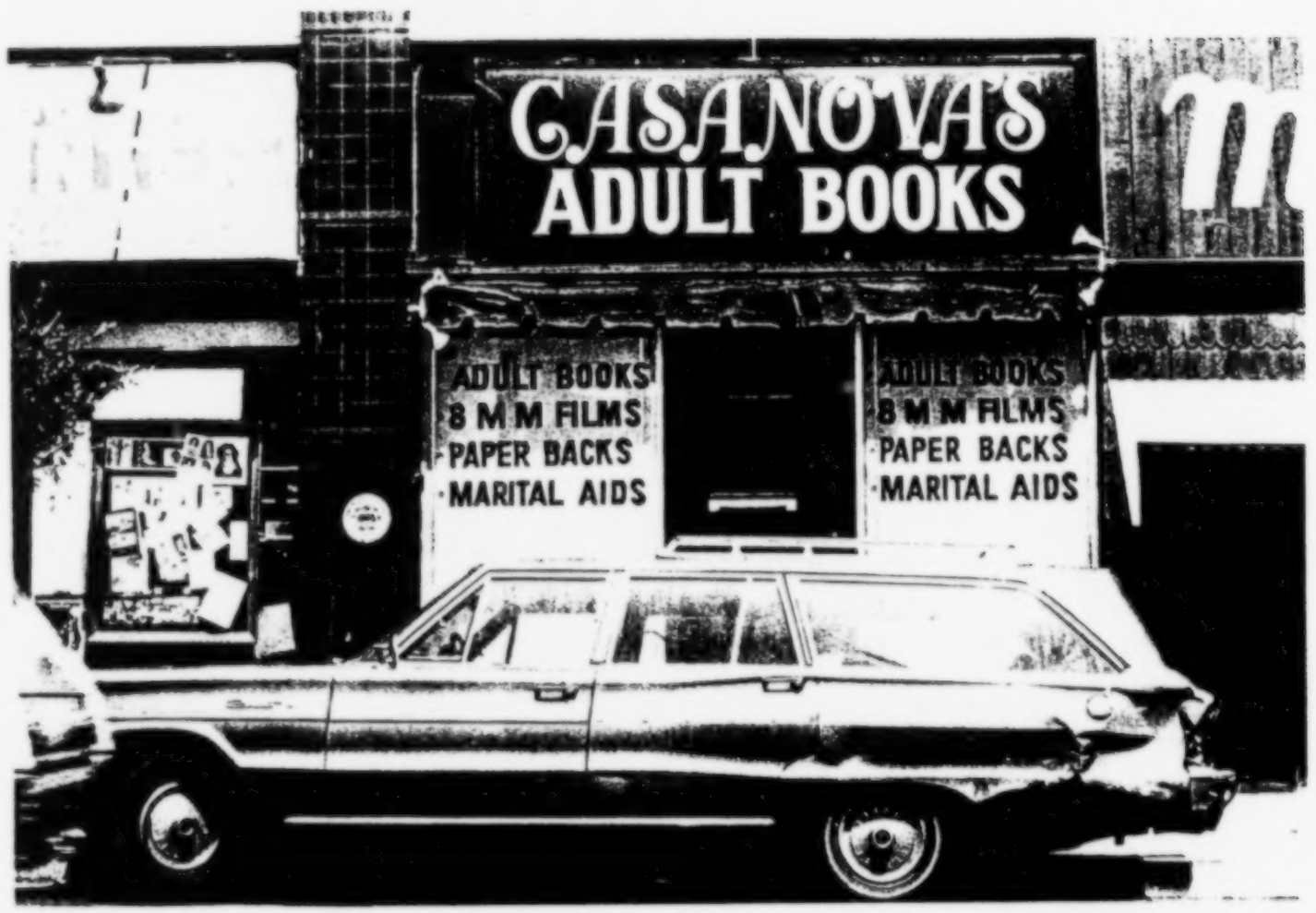
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ADULT BOOKS
8 M M FILMS
PAPER BACKS
MARITAL AIDS

II.

PURPOSE AND SCOPE

On January 12, 1977, the Los Angeles City Council instructed this Department, with the assistance of other City agencies, to conduct a comprehensive study to determine whether the concentration of so-called "adult entertainment" establishments has a blighting or degrading effect on nearby properties and/or neighborhoods. The term "adult entertainment" is a general term utilized by the Planning staff to collectively refer to businesses which primarily engage in the sale of material depicting sex or in providing certain sexual services. These would include the following: adult bookstores; X-rated theaters; adult motels with X-rated entertainment; massage parlors; sexual therapy establishments (other than those operated by a licensed psychologist, psychiatrist, etc.); and nude, topless or bottomless bars and restaurants.

During the past few years, there has been increasing concern in Los Angeles over the proliferation of such sexually oriented businesses. The derivation of such concern is varied – religious, moral, sociological and economic. The positions advocated by the public range from a "laissez faire" attitude to outright moral indignation and demand for prohibition.

It should be noted at this time that the topic of newsracks, was not dealt with in this study. The primary reason for not considering newsracks is that, in addition to the absence of a specific Council request for this Department to deal with that subject, this matter has been and continues to be a topic of litigation in our state courts. Additionally, other public agencies, including the

City Attorney, Bureau of Street Maintenance, and Building and Safety, are presently pursuing assignments regarding newsracks, and it is premature to determine whether newsracks could feasibly be studied as "adult entertainment" businesses, from a practical or constitutional standpoint.

In giving the Planning Department this assignment, the City Council essentially called for a fact-finding process to determine *whether* adult entertainment establishments, where they exist in concentration, cause blight and deterioration. When this question has been posed to the public, there have frequently been anguished retorts to the effect that "the answer is so obvious it is ridiculous to even ask the question," and "what is the City waiting for before it takes action to eliminate these scourges of society?"

On the other side of the spectrum, certain parties who are against the adoption of *any* regulations regarding "adult entertainment" question the legitimacy of the government's interest in the subject; and they have noted that magazines as "scurrilous" as those sold in adult bookstores are also available in the markets and drugstores where the likelihood of perusal by youngsters is obviously greater than within the confines of an adult bookstore (where no person under 18 years of age is allowed).

In completing this study, the Planning Department has made every effort to ensure a fair and unbiased analysis of "adult entertainment." The staff has been instructed to objectively review information of a factual nature; and, although the personal feelings of organized groups and the public at large were forcefully expressed at the two

public meetings and in the study questionnaires, the staff has maintained independence from such strong emotions in evaluating the data gathered.

As noted above, the staff has specifically been given the charge to determine whether the concentration of "adult entertainment" establishments has any blighting or degrading effect on the neighborhoods in which they reside. We did *not* consider the specific nature or content of the materials or services rendered, advertised or promised, for this would have constituted a censor-like role for the Department which was neither desired nor requested by the Council.

This study has focused on the Hollywood community as well as portions of Studio City and North Hollywood as those areas of Los Angeles having the greatest concentration of "adult entertainment" establishments. In order to assess the effect of the concentration of "adult entertainment" establishments in these areas, the staff has analyzed such factors as changes in assessed property values, and reviewed various crime statistics as well as other demographic and related data as available from the U.S. Census. In addition, the Department has reviewed various established approaches to the regulation of "adult entertainment" business, including legislation already enacted by other jurisdictions, and earlier efforts of the City of Los Angeles to regulate such businesses.

By means of two public meetings on the subject conducted by representatives of the City Planning Commission, and through the use of a mail survey questionnaire, the Department has also attempted to provide additional documentation relative to the actual or perceived impact

of adult entertainment businesses on the community. Current information on crime statistics has been provided in a separate report prepared by the Los Angeles Police Department, major portions of which are herein included.

III.

METHODS CURRENTLY USED TO REGULATE "ADULT ENTERTAINMENT" BUSINESSES

A. APPROACHES TO THE REGULATION OF ADULT ENTERTAINMENT BY LAND USE REGULATION

Two primary methods of regulating "adult entertainment" businesses via land use regulations have developed in the United States: the concentration approach, as evidenced by the "Combat Zone" in Boston, and the dispersal approach, initially developed by Detroit.

1. Boston Approach

In Boston the "Combat Zone" was officially established by designation of an overlay Adult Entertainment District in November of 1974. The purpose of the overlay district was to create an area in which additional special uses would be permitted in designated Commercial Zones which were not permitted in these zones on a citywide basis.

The "Combat Zone" had existed unofficially for many years in Boston, as the area in question contained a majority of the "adult entertainment" facilities in the City. The ordinance was adopted in response to concern over the spreading of such uses to neighborhoods where they were deemed to be inappropriate. Other considerations

included facilitating the policing of such activities and allowing those persons who do not care to be subjected to such businesses to avoid them.

Under the Boston ordinance, adult bookstores and "commercial entertainment businesses" are considered conditional or forbidden uses except in the Business Entertainment District. Existing "adult entertainment" businesses are permitted to continue as non-conforming uses, but, if discontinued for a period of two years, may not be re-established. Establishment of uses in areas of the city other than the "Combat Zone" requires a public hearing before the Zoning Board of Appeals.

The effectiveness and appropriateness of the Boston approach is a subject of controversy. There has been some indication that it has resulted in an increase in crime within the district and that there is an increased vacancy rate in the surrounding office buildings. Due to complaints of serious criminal incidents, law enforcement activities have been increased and a number of liquor licenses in the area have been revoked. Since the "Combat Zone" and most of the surrounding area are part of various redevelopment projects, however, the change in character of the area cannot be attributed solely to the existence of "adult entertainment" businesses.

In Los Angeles, the Police Department has investigated the effect of "adult entertainment" businesses in Hollywood and found a link between the clustering of these establishments and an increase in crime. (See Section V, pages 51 to 55). For this reason, and due to the enforcement problems created by such concentrations, the Police Department is *not* in favor of a concentration

approach in the City of Los Angeles. Public testimony at hearings and through Planning Department questionnaires has indicated an overwhelming public disapproval of this approach for the City of Los Angeles.

2. Detroit Approach

The City of Detroit has developed a contrasting approach to the control of "adult entertainment" businesses. The Detroit Ordinance attempts to *disperse* adult bookstores and theaters by providing that such uses cannot, without special permission, be located within 1000 feet of any other "regulated uses" or within 500 feet of a residentially zoned area.

This ordinance was an amendment to an existing anti-skid row ordinance which attempted to prevent further neighborhood deterioration by dispersing cabarets, motels, pawnshops, billiard halls, taxi dance halls and similar establishments rather than allowing them to concentrate.

The ordinance was immediately challenged and eventually was upheld by the United States Supreme Court. (*Young vs American Mini Theaters* 96 Supreme Ct. 771, 1976.)

In response to our request, data supplied by the City of Detroit Police Department indicates that the combination of the dispersal ordinance and a related ordinance prohibiting the promotion of pornography have been an effective tool in controlling adult businesses. To date, 18 adult bookstores and 6 adult theaters have been closed. There are 51 such businesses still in operation in Detroit and 38 pending court cases for various ordinance violations.

3. Variations Adopted by Other Cities

The success of the Detroit ordinance has spurred attempts by a number of other cities to adopt similar ordinances. The uses controlled and the types of controls established by these ordinances are summarized in Tables I and II, infra.

While the current study of the effect of "adult entertainment" businesses on neighborhoods in Los Angeles has encompassed all forms of "adult entertainment", the ordinances reviewed and the Detroit Ordinance specifically, are less encompassing in scope. Table I on the following page lists and reviews a number of ordinances, which regulate various specified adult uses.

TABLE I

Number of Zoning Ordinances Regulating Specified Adult Entertainment Uses

(11 Ordinances Reviewed – 1 not adopted)

USE	No. of Cities Regulating*
Adult Theaters	11
Adult Bookstores	9
Mini-theaters and coin operated facilities	5
Massage Parlors (includes "physical culture establishments)	
Modeling Studios/Body Painting	2
Pool/Billiard Halls	2
Topless Entertainment	2
Newsracks	1
Adult Motels	0

* (Numbers have incorporated – where appropriate – uses entitled "physical culture establishments" and "businesses to which persons under 18 could not be admitted".)

The Detroit dispersal ordinance does *not* regulate massage parlors, nor does it require any existing business to close by amortization. Many of the more recent ordinances include amortization provisions and several of these are currently in varying stages of litigation.

Perhaps the most comprehensive ordinance proposed to date (although not adopted) is that of New York City. The proposed ordinance creates five classes of controlled uses, one of which is entitled "physical culture establishments" and is defined as a general class including any establishment which offers massage or other physical contact by members of the opposite sex. The ordinance would also apply to clubs where the primary activity of such club constitutes one of the five defined classes of adult uses.

The ordinance also provides for a special permit exempting individual adult uses from amortization requirements when the Board of Standards and Appeals makes findings regarding:

1. The effect on adjacent property;

2. Distance to nearest residential district;

3. The concentration that may remain and its effect on the surrounding neighborhood;

4. That retention of the business will not interfere with any program of neighborhood preservation or renewal; or

5. In the case of an adult bookstore or motion picture theater, the Board finds that the harm created by the use is outweighed by its benefits.

Locally, the cities of Bellflower and Norwalk have enacted ordinances requiring adult bookstores and theaters to obtain a conditional use permit. As a part of their study, the City of Bellflower surveyed over 90 cities in Southern California to determine how other cities were controlling adult bookstores. Of the cities which responded to the Bellflower survey, 12 require a conditional use permit for new bookstores. The conditions for obtaining such a permit generally include dispersal and distance requirements based upon the Detroit model. Bellflower also includes parking requirements and the screening of windows to prevent a view of the interior; it prohibits the use of loudspeakers or sound equipment which can be heard from public or semi-public areas.

Other cities impose such controls as design review, prohibition of obscene material on signs and required identification of the business as "adult". Such controls are a possible alternative or addition to regulation of adult uses by location.

Exterior controls affect the aspects of adult businesses which are most offensive to some citizens. The basis for such controls stems from the recognition of privacy as a constitutional right and the right to be "left alone" as a part of that right.[1] (See *Paris Adult Theatre I v Slayton*, 93 S.Ct. 2628 1973.)

Table II, following, provides a comparison and description of ordinances from various cities which are regulating "adult entertainment" businesses by dispersal.

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[1] The theory that there should be no first amendment bar to sign controls is discussed by Charles Rembar, in "Obscenity - Forget It", Atlantic Monthly, May 1977, pgs. 37-41.

TABLE II

ORDINANCES REGULATING ADULT ENTERTAINMENT USES BY DISPERSAL

CITY	USES CONTROLLED	DISTANCE FROM RESIDENTIAL	DISTANCE FROM CHURCHES SCHOOLS	CONCEN-TRATION	AMORTI-ZATION	APPEALS PROCEDURE	OTHER CONTROLS
Seattle	Adult theaters				yes-90 days		Allow only in BM, CM, & CMT Zones; terminate such uses in all other zones
Denver	Entertainment to which persons under 18 could not be lawfully admitted	500'					
Dallas	Adult shows or theaters	1000'	1000'				
Cleveland	Adult bookstores, adult movies and mini-motion picture theaters, pool or billiard halls			1/1000'			
Detroit	Adult bookstores, adult motion picture theater, mini-motion picture theaters, cabarets, hotels, motels, pawnshops, pool or billiard halls, public lodging houses, secondhand stores, shoeshine parlors, taxi-dance halls	500'		2/1000'		Waiver by petition of 51% of persons owning/ residing or doing business within 500'	Ordinance prohibiting promotion of pornography

TABLE II (cont'd.)

CITY	USES CONTROLLED	DISTANCE FROM RESIDENTIAL	DISTANCE FROM CHURCHES SCHOOLS	CONCEN-TRATION	AMORTI-ZATION	APPEALS PROCEDURE	OTHER CONTROLS
New York (not adopted)	Adult bookstores, motion picture theaters, "topless" entertainment facilities, coin-operated entertainment facilities, physical culture establishments	500'		2-3/ 1000'	1 year closest to R-zone first to go	Special permit exception must make findings	.Sign regulations .Applies to clubs .Adult use always a primary use
Oakland	Adult bookstores, adult movies, peep shows, massage parlors	1000'		1/1000'	1-3 yrs. if no use permit		All require C.U. permit
Kansas City	Adult bookstores and motion picture theaters, bath houses, massage shops, modeling studios, artists-body painting studios	1000'	1000'			Waiver, if petition of 51% of persons residing or owning property within 1000' of proposed use	Confined to overlay C-X zone within C-2, 3, 4
Santa Barbara	Adult newsracks, bookstores, motion picture theaters		1000' (& from parks or recreation facilities)	1/500'			Public display of defined material prohibited
Bellflower	Adult bookstores, theaters or mini-theaters, massage parlors	1000'	1000' (& from parks or playgrounds)	1/1000'			By C.U. all building openings, entries, windows, covered or screened to prevent view into the interior
	Model studios		500'				No loud speakers or sound equip.

TABLE II (cont'd.)

CITY	USES CONTROLLED	DISTANCE FROM RESIDENTIAL	DISTANCE FROM CHURCHES SCHOOLS	CONCEN-TRATION	AMORTI-ZATION	APPEALS PROCEDURES	OTHER CONTROLS
Atlantic City	Adult motion picture theaters, mini-theater, adult bookstores	500'		2/1000'		Waiver of 500' from residential with petitions signed by 51% of parties within 500'	Requires public hearing prior to grant of permit Licensing of massage parlors no treatment of a person of the opposite sex

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B. ALTERNATE OR SUPPLEMENTARY FORMS OF REGULATION CURRENTLY AVAILABLE UNDER STATE AND MUNICIPAL LAW

1. *Red Light Abatement Procedure*

Red light abatement is a mechanism authorized by state law which allows local government to control criminal sexual behavior by controlling the places in which such behavior occurs.

Sec. 11225 of the California Penal Code generally provides that every building or place used for illegal gambling, lewdness, assignation, or prostitution, or where such acts occur *is a nuisance* which shall be enjoined, abated, and prevented. There are three basic steps involved in the City's application of the Red Light Abatement Procedures:

(a) A complaint is filed by the City Attorney based upon the declarations of police officers of instances of prostitution taking place on the premises.

(b) The City attempts to obtain a preliminary injunction to shut down the business until completion of the scheduled trial. If the City succeeds, the premises may only be reopened as a legitimate business until the time of the trial.

(c) At the trial, the burden is on the City to prove that prohibited acts occurred on the premises. The remedy may be closure of the premises for all purposes for one year, placing the building in the custody of the court, or an order preventing the use of the premises for prostitution forever.

Complaints may be filed by citizens, and Sec. 11228 of the Code provides that in Red Light Abatement Actions "evidence of the general reputation of a place is admissible for the purpose of proving the existence of a nuisance".

This method has been used successfully by the City to abate adult entertainment establishments in Hollywood along Western Avenue. Although Red Light Abatement is directed at regulating sites, a Red Light Abatement conviction can affect the ability of an owner or operator to obtain a permit for a similar business at another site (see permit requirements supra). Due to the requirement of a court proceeding, however, this method of control is both time consuming and expensive.

2. *Police Permit Requirements*

Section 103 of the Los Angeles Municipal Code provides for the regulation and control of a variety of businesses by permits issued by the Board of Police Commissioners. Permittees are subject to such additional requirements as may be imposed by law or by the rules and regulations of the Board.

Those businesses for which the City of Los Angeles requires a police permit and which may also be oriented towards adult entertainment include:

- Arcades (Sec. 103.101)
- Bath and Massage (103.205)
- Cafe Entertainment and Shows (103.102)
- Dancing Academies, Clubs, Halls (103.105, 106, 106.1)
- Motion Picture Shows (103.108)

In some cases, the specific regulations applied to a business, if enforced, preclude adult entertainment activities as a part of, the operation of the business, with revocation of the operating permit an available remedy for violation of the regulation.

The most detailed regulations are applied to cafe entertainment (Sec. 103.102 LAMC) and are summarized as follows:

a. *Businesses Subject to the Regulations*

Operation of cafe entertainment or show for profit, and the operation of public places where food or beverages are sold or given away and cafe entertainment, shows, still or motion pictures are furnished, allowed or shown. The regulation does not apply to bands or orchestras providing music for dancing.

b. *Cafe Entertainment Defined*

"Every form of live entertainment, music solo band or orchestra, act, play, burlesque show, revue, pantomime, scene, song or dance act". The presence of any waitress, hostess, female attendant or female patron or guest attired in a costume of clothing that exposes to public view any portion of either breast at or below the areola is included with the purview of the ordinance.

c. *Summary of Activities Prohibited*

Allowing any person for compensation or not, or while acting as an entertainer or participating in any live act or demonstration to:

(1) Expose his or her genitals, pubic hair, buttocks or any portion of the female breast at or below the areola.

(2) Wear, use, or employ, or permit, procure, counsel or assist another person to wear use or employ, any device, costume or covering which gives the appearance of or simulates the genitals, pubic hair, natal cleft, perineum or any portion of the female breast at or below the areola.

The above provisions do not apply to a theatrical performance in a theater, concert hall or similar establishment which is primarily devoted to theatrical performances.

The permit may also be revoked for conviction of the permittee, his employee, agent or any person associated with permittee as partner, director, officer, stockholder, associate or manager of:

(1) An offense involving the presentation, exhibition or performance of an obscene production, motion picture or play;

(2) An offense involving lewd conduct;

(3) An offense involving use of force and violence upon the person or another;

(4) An offense involving misconduct with children;

(5) An offense involving maintenance of a nuisance in connection with the same or similar business operation; or, if the permittee has allowed or permitted acts of sexual misconduct to be committed within the licensed premise.

Massage businesses have traditionally been regulated by licensing. The latest changes in the massage regulations became effective in November of 1976. The application for a permit now requires:

(1) detailed information regarding the applicant;

(2) name, address of the owner and lessor of the property upon or in which the business is to be conducted, and a copy of the lease or rental agreement;

(3) requirement of a public hearing prior to issuance of a permit for the operation of a massage business.

Operating requirements for massage businesses include:

- a permit for each massage technician;
- regulation of the hours of operation;
- posted list of available services and their cost;
- a record of each treatment, the name and address of the patron, name of employee and type of treatment administered.

So-called "private" clubs or "consenting adult clubs" which have ostensibly been formed as an alternative to massage parlors had until recently been regulated via the requirement of a social club permit. In June 1977, however, the ordinance establishing such requirement was declared unconstitutional by a Los Angeles Muncipal [sic] Court due to unreasonable restrictions on the freedom of association. To

date, it is unknown whether the City will appeal the ruling or amend the ordinance.

C. OTHER REGULATION OF ADULT ENTERTAINMENT BUSINESSES IN LOS ANGELES

Regulation of adult entertainment businesses has a long history in Los Angeles. In 1915 the "prevalence of sex evils arising out of massage parlors" caused the City Council then to enact Section 27.03 (L.A.M.C.) as "a safeguard against the deterioration of the social life of the community."[2] The ordinance provided:

> "(a) It shall be unlawful for any person to administer, for hire or reward, to any person of the opposite sex, any massage, any alcohol rub or similar treatment, any fomentation, any bath or electric or magnetic treatment, nor shall any person cause or permit in or about his place or business or in connection with his business, any agent, employee, or servant or any other person under his control or supervision, to administer any such treatment to any person of the opposite sex."[3].

This provision remained in the Code, in one form or another, until a similar Los Angles County ordinance was declared invalid in 1972 due to the preemption of the criminal aspects of sexual activity by the State.[4]

In reaching its conclusion, the court referred to the discussion of the Los Angeles City ordinance in *In Re*

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[2] *In Re Maki* 56 CA 2d. 635, 1943.

[3] Section 27.03.1 Los Angeles Municipal Code, 1938.

[4] *Lancaster v Municipal Court* 6 C 3d 805, 1972.

Maki. This 1943 case upheld the constitutional validity of the ordinance, and, according to the court, established the primary purpose of such ordinance as the limiting of criminal sexual activity.

The late 1960's and early 1970's brought a proliferation of nude bars and sexual scam joints in the Los Angeles area. In 1969, the Cafe Entertainment regulations (Section 103.102 Los Angeles Business Code) was modified to include strict controls on nudity (see discussion infra).

A variety of Council motions were made to control other types of "adult entertainment" such as arcades, massage parlors, and newsracks. Many of these were initiated due to substantial citizen complaints, and some resulted in final ordinances. (See Table III pages 19a to 19d.)

Beginning in 1974, several Council motions were made generally calling for an investigation and preparation of an ordinance regulating adult theaters and bookstores. The advice of the City Attorney was sought and at the suggestion of that Office, action was delayed pending the Supreme Court decision regarding the Detroit Ordinance. That decision was handed down in June of 1976. On July 13, 1976, a Council motion was introduced by Councilman Wilkinson requesting a study of concentrations of adult entertainment similar to that of Detroit.

Table III provides a generalized summary of the major Council files and actions relating to adult entertainment.

While not part of this study, a recently enacted ordinance controlling on-site sale of alcoholic beverages should be recognized as an attempt to control another adult-type use. Effective March 1, 1977, the Los Angeles Muncipal [sic] Code was amended to

require a conditional use permit for the on-site sale of alcoholic beverages. (Council File No. 70-200 City Plan Case No. 22878). Although aimed at the regulation of anti-social activities in all establishments serving alcoholic beverages, the subject ordinance would of course, also have a "spillover" effect with regard to those businesses which have adult entertainment as well as alcoholic beverages.

Generally, the ordinance would, in all cases, require issuance of a conditional use permit for any business selling alcoholic beverages for on-site consumption, rather than the previous practice of permitting them as a matter of right in certain zones. The advantage of the new procedure is that as a prerequisite of approval of an individual application, there must be a public hearing to determine whether the proposed use will have a detrimental effect upon nearby properties and the neighborhood in which it is being proposed. In the long run, the ordinance may prove to be an effective device to regulate uses (dispensing alcoholic beverages) which tend to have a deteriorating effect on an area, some of which may, coincidentally, also be adult entertainment businesses.

TABLE III

CITY COUNCIL FILES RELATING TO ADULT ENTERTAINMENT

DATE	FILE NO.	SPONSORS	RECOMMENDATION	DISPOSITION
3/23/70		North Hollywood Chamber of Commerce	That topless and bottomless bars and pornographic film and literature be confined to the M-3 zone.	Disapproved by the Planning Commission.
3/71	C.F. 72-374	Councilman Snyder	Effort to control bath or massage parlors by modifying the definition of "physical therapy" in state law. And, City support for legislation that would make Physical Therapists, Chiropractors responsible for activities in their offices and prohibit treatment by unlicensed assistants unless the license holder is in the room.	Introduction of AB 823 modifying the definition of physical therapy - Died in Committee November 1972.
			Recommend modification of Board of Chiropractors Rules and Regulations.	State Board of Chiropractic Examiners adopted "Board Rule 316" which makes chiropractors responsible for the conduct of employees in their place of practice, and specifically prohibits sexual acts or erotic behavior involving patients, patrons or customers.

TABLE III (cont'd.)

DATE	FILE NO.	SPONSORS	RECOMMENDATION	DISPOSITION
2/74	C.F. 72-374 S-1 S-2	Stevenson and Wilkinson	Study of the need and feasibility of regulating hours of operation, minimum requirement for practitioners - and health and safety conditions in massage parlors.	1/9/75 Board of Police Commissioners approved ordinance and adopted agreement with County to provide inspection of massage parlors.

TABLE III (cont'd.)

DATE	FILE NO.	SPONSOR	RECOMMENDATION	DISPOSITION
10/18/74	C.F. 74-4521	Snyder, Robert Stevenson, Ferraro	Provide by Ordinance that permits may not be granted to operate motion picture theaters which show "adult" films or bookstores which sell printed material which may not be sold to minors at locations which are within 1,500 feet of the nearest school, playground or church.	Police and Fire and Civil Defense Committee referred prepared ordinance to Planning Committee.
4/21/75	C.F. 74-1969		Police permit requirement for arcades becomes effective. Regulates 5 or more coin or slug operated machines. Revocation for non-compliance with health, zoning, fire requirements, obscenity convictions. Regulates hours of operation.	Regulation subsequently found unconstitutional by the Appellate Department of Superior Court, L.A. County.
1/27/76		City Planning Commission	Planning Department report to City Planning Commission, at their request, regarding proposed regulation of massage parlors and adult bookstores in Los Angeles.	No action taken.
3/9/76	C.F. 73-374 S-1A		Council adopts ordinance requiring permits to operate a massage business, act as a massage technician and gives a massage for compensation effective 4/17/76.	Ordinance now in effect.
3/23/76	C.F. 74-4521 S-2	Wilkinson and Stevenson	Require public hearings prior to opening of an adult bookstore which has for sale sexually explicit material; limit the hours of operation.	Referred to Police, Fire and Civil Defense.

TABLE III (cont'd.)

DATE	FILE NO.	SPONSOR	RECOMMENDATION	DISPOSITION
6/25/76	C.F. 74-4521	Wilkinson, Gibson, Nowell, Braude, Russell, Wachs, Stevenson, Bernardi, Farrell, Lorenzen	Request City Attorney to draft an ordinance following Young vs. American Mini Theaters guidelines.	Referred to Police, Fire and Civil Defense Committees.
6/28/76	C.F. 74-4521	Stevenson, Wachs	Preparation of zoning ordinance to prohibit sexual scam joints, adult bookstores and theaters, nude live entertainment within 500' from a private dwelling, church, school, public building, park or recreation center, of within 1000' of each other, to be retroactive, priority to the oldest establishments.	Referred to Police, Fire and Civil Defense Committees.
7/13/76	C.F. 74-4521	Wilkinson	Instruct the City Planning Department to prepare a report to the City Council regarding the extent of any possible degradation of neighborhoods in Los Angeles due to concentration of adult entertainment establishments.	Consolidation of above cases. After approval of full Council assigned to Planning Department with the cooperation of other involved agencies.
3/15/77	C.F. 74-1969		Police, Fire and Civil Defense Committee recommendation to amend Sections 103.101, 103.101.1 of the Municipal Code - (A revised ordinance to regulate arcades).	Adopted by full Council.
5/5/77	C.F. 77-860 S-49	File not available for review.	Support state legislation providing specific penalties for use of minors for pornography.	
5/11/77	C.F. 77-1997	File not available for review.	Regarding prostitution enforcement laws.	

IV.

METHODOLOGY AND ANALYSIS

Methodology

In complying with the City Council's instructions, the Department has utilized various available data sources, including property assessment data, U. S. Census data, and obtained other information germane to the subject in an effort to determine on an *empirical basis,* the effects (if any) of adult entertainment facilities on surrounding business and other properties. The Department also reviewed sales data of commercial and residential property in areas containing concentrations of adult entertainment businesses and in "control areas" containing no such concentrations. The staff also attempted to secure information on the sales volume of commercial properties, but was unable to obtain this information.

It should be emphasized that, in conducting this study, every effort was made by the Department to preclude the introduction of subjective judgment or other bias, except where the opinions of other individuals or groups were specifically solicited.* It was the Department's intent to base any conclusions entirely on relevant data and other factual information which became available during the course of conducting the study.

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* Expert opinions were requested from realtors, realty boards, appraisers and lenders through letters and questionnaires. The Department also sent letters to local members of the American Sociological Association requesting their assistance in this study. Their replies were limited in number and not significant in terms of this study.

The procedure employed by the Department in conducting this study involved the following areas of emphasis:

1. A measure of the change from 1970-76 in assessed "market value" of land and improvements for the property occupied by and within an appropriate radius of five known "clusters" (nodes) of "adult entertainment" businesses. An identical measure of four "control areas" *without concentrations* of adult entertainment businesses was also made to determine if a significant difference in the rate of change in assessment values occurred in such areas between 1970 and 1976. Comparisons were also made with the entire community in which the concentration nodes were located.

2. An analysis of responses received from a mail survey questionnaire conducted by the Planning Department;

3. Review of available data from the U.S. censuses of 1960 and 1970, including the results of a "cluster analysis" and description of Hollywood based on such analysis prepared by the City's Community Analysis Bureau;

4. An analysis of verbal and written testimony obtained at two public meetings on this subject conducted on April 27 and 28, 1977 by representatives of the City Planning Commission;

5. A review of various approaches to the regulation of "adult entertainment" businesses, including legislation enacted by other jurisdictions;

6. An analysis of alternate forms of control, including existing Municipal Code provisions relative to this general subject;

7. A discussion of earlier efforts of the City to control adult entertainment in Los Angeles; and

8. A presentation of the Los Angeles City Police Department's report dealing with crime statistics and their relation to "adult entertainment" businesses in Hollywood.

9. The actual "last sales price" of commercial and residential properties in areas containing concentrations of "adult entertainment" businesses were compared with the *assessed* values of property in such areas. The results were then compared with "control areas" containing no concentration of such businesses. (It was found that the actual sales prices tended to parallel assessed values and that in other cases the comparison was inconclusive. No further discussion of this aspect of the study is contained herein.)

10. In an attempt to determine any possible effects of "adult entertainment establishments" on business sales volume, the Department reviewed sales data from a Dun and Bradstreet computer tape file for the years 1970 and 1976. However, this source of data could not be used since it did not contain directly comparable information for the two years indicated. (A substantial change in the number of member firms listed apparently occurred after 1970.) In addition, the Department requested sales information from the City Clerk's Business License File. The City Clerk advised that the generation of the information requested would require 100 man-days of work; consequently their information could not be obtained within the time constraints for completion of the study.

Items 5, 6, and 7, above, are the subject of Section III of this report, entitled "Methods Currently Used to Regulate Adult Entertainment Business". The Police Department's

report is discussed herein as Section V. The Planning Department's analysis of topics 1 through 4 is described in detail, below.

A. CHANGES IN ASSESSED VALUATION BETWEEN 1970-76 IN FIVE SEPARATE AREAS CONTAINING HIGH CONCENTRATIONS OF ADULT ENTERTAINMENT BUSINESSES

In order to determine if there has been a significant change in assessed property values which may have been influenced by the proliferation of "adult entertainment" businesses, the Department has calculated the change in the assessed value of land and improvements for properties occupied by, and located within, a 1,000 to 1,800 foot radius of known concentrations of adult entertainment businesses. Five such areas were selected for analysis, as described below. The year 1970 was selected as the base period because of the availability of data for that year, and since that point in time corresponds approximately with the beginning of the proliferation of adult entertainment businesses in Los Angeles. The percentage change in the assessed "market" value of land and improvements for commercial and residential properties was calculated for the 1970 base year and for 1976.

Similar calculations covering the same time period were also prepared for "control areas" (containing no concentration of adult entertainment businesses) but which were similar, in terms of zoning and land use, or which were located in geographical proximity to the study area nodes. Four such control areas were selected.

1. Study and Control Areas

On the basis of field investigations and other available data, the Department determined that

there are five different areas within the City suitable for analysis, each containing a relatively high concentration of adult entertainment establishments. As shown in Exhibits "A" and "B" on the following pages, three of these concentrations (or "nodes" of activity) are located in Hollywood; one is in Studio City; and one is in North Hollywood. In each case, the focal point of the area selected for analysis was the intersection of two major streets, with the adult entertainment businesses located along the commercially zoned frontage of one or both of the streets forming the intersection. In four of the five areas selected, residentially zoned and developed properties are situated not farther than one-half block from the commercially-zoned frontage. (One node in Hollywood is entirely surrounded by commercial properties.)

EXHIBIT A

ADULT ENTERTAINMENT STUDY

BY CENSUS TRACTS

HOLLYWOOD AREA

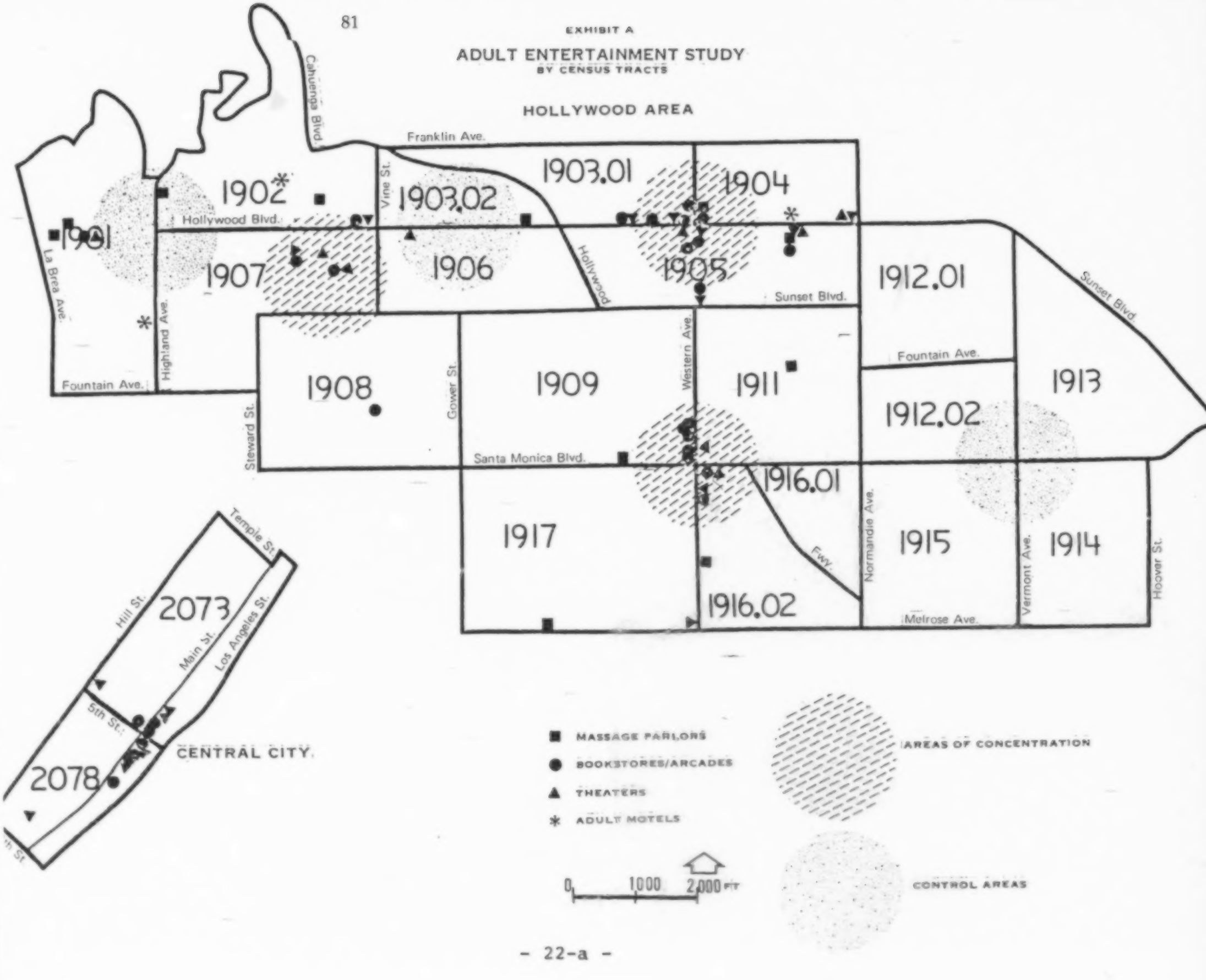
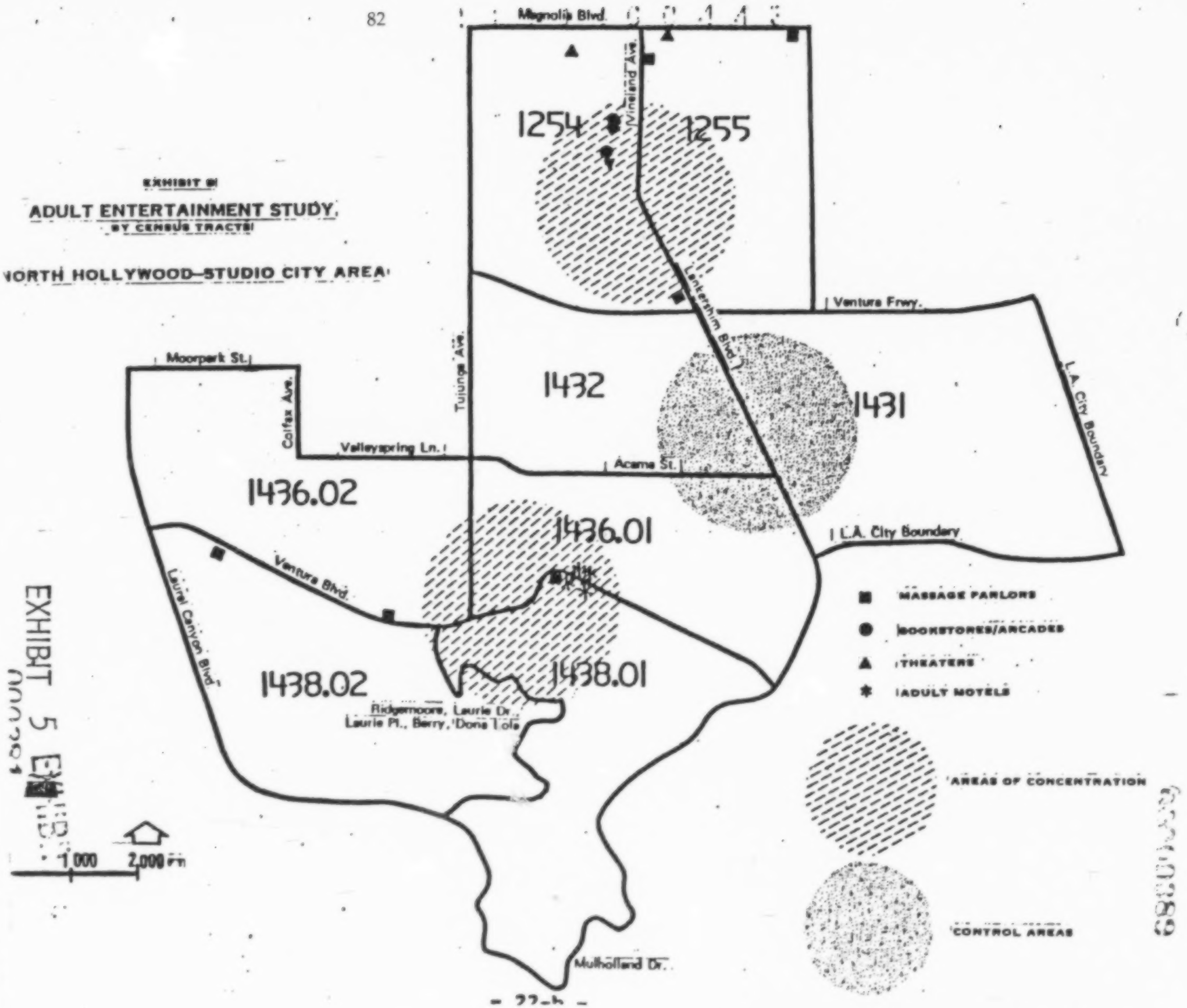


EXHIBIT 5

EXHIBIT 81

ADULT ENTERTAINMENT STUDY
BY CENSUS TRACTS

NORTH HOLLYWOOD–STUDIO CITY AREA



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Although Main Street in downtown Los Angeles contains a relatively high concentration of sex-oriented businesses (primarily theaters, arcades and bookstores), this area was not selected for analysis since no residential properties are located in proximity thereto. In addition, Main Street has traditionally contained burlesque theaters, arcades, bars and similar types of establishments, and there has been no significant change in this generalized pattern of land use during the past ten years.

In the Hollywood area, the focal points of concentration are at the following three intersections: Santa Monica Boulevard and Western Avenue (containing 12 such businesses); Hollywood Boulevard and Western Avenue (9 such businesses); and Selmna Avenue and Cahauenga Boulevard (containing 7 such businesses). In Studio City, the focal point is east of the main intersection of Tujunga Avenue and Vineland Avenue (at Eureka Drive) which contains six adult entertainment businesses; and in North Hollywood the focus of concentration is at Lankershim Boulevard and Vineland Avenue (containing 4 such businesses)

In the Hollywood area, property within an approximate 1,000-foot radius of the above named intesections was included for purposes of analysis. In Studio City it was appropriate to include those properties situated within an approximate 1,500 foot radius of the intersection of Eureka Drive; in North Hollywood, property within an approximate 1,500 foot radius of the intersection of Lankershim Boulevard and Vineland Avenue was selected for analysis.

As also shown in Exhibit "A", three separate "control areas" were established in Hollywood, each originating at the intersection of two major streets and also encompassing all property within an approximate 1,000-foot radius of the street intersection. Control areas were established at: Santa Monica Boulevard and Vermont Avenue; Hollywood Boulevard and Highland Avenue; and Hollywood Boulevard and Gower Street. In the San Fernando Valley, Exhibit "B" indicates one control area, centered at the intersection of Lankershim Boulevard and Whipple Street, and encompassing property within a radius of approximately 1,500 feet of that intesection [sic], relates to the two nodes of concentration in Studio City and North Hollywood. None of the control areas has adult entertainment businesses within its boundaries, with the exception of the area surrounding the intersection of Hollywood Boulevard and Gower Street which contains one such business.

Table IV, indicates the percentage change in assessed land and improvement value from July 1970 to July 1976 for the commercial and residential property encompassed by the applicable radius surrounding each of the five nodes of concentration, together with their corresponding control areas. For purposes of comparison, the same data is shown for the entire City and for the Community within which the study areas are located. Since concentrations of adult entertainment businesses could have a particular effect on the value of other business properties in an area, a separate tabulation is also shown for only *commercially zoned land* within each study and control area. (Table IV-A)

As indicated in Table IV, the 1970-76 percentage change in total assessed "market" valuation of commercially and residentially zoned property (land plus improvements) *increased* in all three areas in Hollywood containing concentrations of adult entertainment businesses. However, there was some variance in the magnitude of the increase. Changes in the three study area nodes were 2.79, 8.71, and 3.41 percent; compared with increases in the three corresponding control area of 12.53, 1.94, and 5.09 percent, respectively.

The study area node located at Santa Monica Boulevard and Western Avenue increased by 2.79 percent, compared with a substantially greater increase of 12.53 percent in the "control area" associated with that node. Total assessed value within the study area surrounding the intersection of Selma Avenue and Cahuenga Boulevard increased by 3.41 percent while the associated control area increased by the slightly greater amount of 5.09 percent. In direct contrast to this pattern, however, the Hollywood and Western node registered an 8.71 percent increase, while its corresponding control area increased by only 1.94 percent.

TABLE IV

1970-76 Changes in Assessed Valuation of Commercial and Residential Land and Improvements for Five Areas Containing Concentration of Adult Entertainment Businesses, as Compared With "Control" Areas, Surrounding Community, and City of Los Angeles.

Property Within Approximate 1,000 to 1,800 Foot Radius of Intersection of Streets Shown:	No. of Entertainment "Sites" 1969-70	June 1977	Percentage Change in Assessed Valuation 1970-76 Land	Improvements	Total
Santa Monica Boulevard and Western Avenue (Hollywood)	6	12	-0.22	5.81	2.79
Santa Monica Boulevard and Vermont Avenue (Hollywood Control Area)	N.A.	0	-4.84	32.66	12.53
Hollywood Boulevard and Western Avenue (Hollywood)	6	9	3.51	13.21	8.71
Hollywood Boulevard and Highland Avenue (Hollywood Control Area)	N.A.	0	19.32	-7.83	1.94
Selma Avenue and Cahuenga Boulevard (Hollywood)	4	7	21.12	-12.54	3.41
Hollywood Boulevard and Gower Street (Hollywood Control Area)	N.A.	1	17.76	-8.61	5.09
Hollywood Community	N.A.	31	21.20	32.72	27.00
City of Los Angeles	N.A.	N.A.	35.08	38.92	37.15
Tujunga Avenue and Ventura Boulevard (Studio City)	1	6	67.11	63.10	64.93
Lankershim Boulevard and Vineland Avenue (North Hollywood)	2	4	15.88	9.65	12.61

TABLE IV (cont'd.)

Property Within Approximate 1,000 to 1,800 Foot Radius of Intersection of Streets Shown:	No. of Entertainment "Sites" 1969-70	No. of Entertainment "Sites" June 1977	Percentage Change in Assessed Valuation 1970-76 Land	Improvements	Total
Lankershim Boulevard and Whipple Street (Valley Control Area)	N.A.	0	62.28	27.66	42.76
Sherman Oaks-Studio City Community	N.A.	10	69.25	60.44	64.33
North Hollywood Community	N.A.	5	28.59	33.15	31.07
City of Los Angeles	N.A.	212	35.08	38.92	37.15

TABLE IV-A

1970-76 Changes in Assessed Valuation of Commercially Zoned Land and Improvements for Five Areas Containing Concentration of Adult Entertainment Businesses as Compared With Commercially Zoned Land in "Control Areas", Surrounding Community, and City of Los Angeles.

Property Within Approximate 1,000 to 1,800 Foot Radius of Intersection of Streets Shown:	No. of Entertainment "Sites" 1969-70	June 1977	Percentage Change in Assessed Valuation 1970-76 Land	Improvements	Total
Santa Monica Boulevard and Western Avenue (Hollywood)	6	12	-0.47	8.53	3.4
Santa Monica Boulevard and Vermont Avenue (Hollywood Control Area)	N.A.	0	-12.53	4.13	-6.38
Hollywood Boulevard and Western Avenue (Hollywood)	6	9	-2.52	-0.45	-1.77
Hollywood Boulevard and Highland Avenue (Hollywood Control Area)	N.A.	0	25.01	-11.19	4.06
Selma Avenue and Cahuenga Boulevard (Hollywood)	4	7	21.93	-18.79	0.54
Hollywood Boulevard and Gower Street (Hollywood Control Area)	N.A.	0	17.07	-17.22	1.09
Hollywood Community	N.A.	31	13.43	-1.51	6.70
City of Los Angeles	N.A.	212	12.27	13.52	12.93
Tujunga Avenue and Ventura Boulevard (Studio City)	1	6	19.24	25.83	21.9
Lankershim Boulevard and Vineland Avenue (North Hollywood)	2	4	-0.76	3.91	1.92

TABLE IV-A (cont'd.)

Property Within Approximate 1,000 to 1,800 Foot Radius of Intersection of Streets Shown:	No. of Entertainment "Sites" 1969-70	No. of Entertainment "Sites" June 1977	Percentage Change in Assessed Valuation 1970-76 Land	Improvements	Total
Lankershim Boulevard and Whipple Street (Valley Control Area)	N.A.	0	82.28	-6.35	27.16
Studio City Community	N.A.	10	30.95	13.01	22.02
North Hollywood Community	N.A.	5	2.74	7.56	5.21
City of Los Angeles	N.A.	212	12.27	13.52	12.93

Sources/Notes - Tables IV and IV-A:

Actual assessment data from which percentage changes in Tables IV and IV-A were derived is shown in Appendix A. Assessment data was obtained from the City's Land Use Planning and Management System (LUPAMS) computer file. Data is as of July 1 for years shown. "Entertainment Site" means adult theatre, arcade, massage parlor, nude dancing establishment or similar use. Number of "entertainment sites" for 1969-70 was obtained from L. A. Police Department; for June 1977 from L. A. Police Department and L. A. City Planning Department. N.A. means not available. Property included within areas described is shown in Exhibits A and B.

The percentage increase in assessed values within the three study areas, *as well as the control areas,* was considerably less in each case than percentage gains registered by the Hollywood Community or the City as a whole.

In the case of the study area nodes located in the San Fernando Valley, the pattern appears to be somewhat more spurious. The study area node containing adult entertainment businesses located in Studio City (centered east of the intersection of Tujunga Avenue and Ventura Boulevard) increased by 64.93 percent – the largest increase of any of the areas analyzed. In direct contrast, the "adult entertainment node" located at Lankershim Boulevard and Vineland Avenue increased by only 12.61 percent. The one "control area" associated with these two San Fernando Valley nodes increased by 42.76 percent – a substantially greater gain than the North Hollywood node, but 22 percent less than the Studio City node. (Whether the sharp percentage increase shown for the Studio City node was the direct result of a recent reassessment cannot be readily determined.)

The increase in assessed value within the *Studio City study area* was virtually the same as that of the entire Sherman Oaks-Studio City Community but almost twice the percentage gain for commercial and residential properties in the entire City. The North Hollywood study area increased by a considerably lower percentage than the North Hollywood Community and the City as a whole.

With regard to *commercial properties considered separately,* Table IV-A reveals that the percentage

change in assessed values of land and improvements combined was generally lower in all study areas than in their corresponding control areas. One notable exception, however, is the Santa Monica Boulevard and Western Avenue node which increased by 3.4 percent while its corresponding control area (Santa Monica and Vermont) decreased by 6.38 percent. In Hollywood the change in assessed values of all study and control areas was less than in the entire Hollywood Community. In the San Fernando Valley the two study areas both increased less than the entire communities within which they are situated.

2. Conclusion – Changes in Assessed Valuation

On the basis of the foregoing, there would seem to be some basis to conclude that the assessed valuation of property within the study areas containing concentrations of adult entertainment businesses have *generally* tended to increase to lesser degree than similar areas without such concentrations. However, in the staff's opinion there would appear to be insufficient evidence to support the contention that concentrations of sex-oriented businesses have been the *primary cause* of these patterns of change in Assessed valuations between 1970 and 1976. However, responses to the Department's mail questionnaires from real estate representatives and appraisers have indicated that in their opinion, concentrations of adult entertainment businesses have, in some cases, had a direct negative impact on property values.

B. PUBLIC MEETINGS

Two public meetings were conducted by representatives of the City Planning Commission in order to

receive citizen input regarding the effects, if any, of concentrations of "adult entertainment" establishments on nearby properties and surrounding neighborhoods. Notice of the hearings was published in local newspapers, aired on radio, mailed to owners of commercial and multiple residential property within 500 ft. radius of the study areas and also to persons who had previously responded to the Department's questionnaire.

The first meeting was held in Hollywood on April 27, 1977 at Le Conte Junior High School. The second meeting was conducted in Northridge on April 28, 1977 at Northridge Junior High School. Both meetings were conducted by Planning Commission President Suzette Neiman and Planning Commissioner Daniel Garcia, with Deputy City Attorney Chris Funk also in attendance.

Questionnaires were available at the meetings for the convenience of those wishing to submit their comments in writing.

Attendance was approximately 200 persons at the Hollywood meeting and 300 persons at the Northridge meeting. A combined total of 60 persons addressed the Commission. The following is a summary of the comments received by the Commission. (Tape recordings of the hearings are available for review under City Plan Case Number 26475, in the Planning Commission Office, Room 561-K, Los Angeles, City Hall, telephone (213) 485-5071.)

The most prevalent type of comment at the Hollywood meeting was an expression of fear of walking in areas where "adult entertainment" and related business are concentrated. This concern was expressed both by parents, reluctant to allow their children to be exposed to offensive signs and wares,

and by women and elderly persons who feared walking in the areas either in the day or evening, because of the incidence of crime in the area. Specific instances of solicitation and other crimes were recited. Some proprietors testified that they felt their businesses have suffered, due to fear on the part of their customers. Other common statements concerned:

- Physical or economic deterioration of the area resulting from the influx of adult businesses.
- An increase in street crime.
- Offensive signs and displays.
- A need to use existing enforcement tools, such as "red light abatement" to control "adult entertainment" businesses.
- Representatives of La Cienaga art gallery proprietors expressed concern over the recent establishment of an adult theater in the area and its incompatibility with gallery use.

A representative of the "Pussycat Theaters" organization informed the Commission that a survey taken by the theater operators indicated that the majority of patrons were middle class, that most were registered voters, and that many were married and had college educations. It was stated that a large number of the patrons were found to reside within a few miles of their theaters. The representative of this theater chain expressed concern at the "lumping" of all adult entertainment businesses into one classification. He felt that in terms of aesthetics, clientele, and effect upon the neighborhood, the theaters were not in the same classification as some other types of adult businesses. (The Commission requested the written documentation of the survey; however, it has not been received to date.)

Several speakers at the Northridge meeting expressed concern that the City even felt it needed to request their opinion on such a subject. They felt that their displeasure over the distribution and display of pornographic materials should be obvious. Citizens also indicated how they had been responsible for the closing of certain establishments in the San Fernando Valley by picketing and other means. Some speakers indicated that they were disturbed by the availability and display of obscene material in drug stores and supermarkets.

The following is a summary listing of specific relevant comments from the two meetings:

Hollywood Meeting (April 27, 1977)

- It was alleged that organized crime is in the sex service business and that this is a $64 million local business.
- Hollywood and particularly Hollywood Boulevard was once a cultural center; now there is a different class of people. This is a degeneration of Hollywood and Hollywood Boulevard.
- In Hollywood, due to fear for safety, people walk around in groups, not alone or as couples.
- Zoning is not the ultimate response to obscenity: there are public nuisance laws, red light abatement statutes, etc.
- There was concern about the effects on children; parents in Hollywood indicated that they did not allow their children to walk unescorted: there are too many muggings and attacks.
- There are problems brought on by the changing population of the area: street fights, acts of mischief and minor property damages have resulted.

- Several persons indicated that they had not walked in the area for years due to muggings, solicitations, etc.
- The City should make greater use of the Red Light Abatement Law.
- A homeowners' association representative talked of being accosted by a girl on Hollywood Boulevard; that crime was a "fall-out" of adult entertainment; and that this was a mecca for crimes, such as burglary, muggings, thefts, and the like.
- Some persons were personally offended, and stated that the sex businesses have affected residents economically and aesthetically.
- Art Dealers (fine art dealers; antique businesses operators; proprietors of legitimate book stores) on La Cienaga Boulevard were concerned over the proliferation of adult entertainment businesses; there are vacant stores in this area that they fear may go into use for adult entertainment business. They are concerned that La Cienega will no longer be a cultural center.
- Representatives of the Screen Actor's Guild and Actor's Equity indicated they had demonstrated against an adult bookstore and appealed to the entertainment industry to help with this problem.
- A representative of the Hollywood Chamber of Commerce indicated there had been 60 or 70 surveys of the area, but lack of City support. He said the City should modify its C4 Zone regulations and eliminate movie arcades.
- A Studio City realtor indicated he had sent 11,000 replicas of the Planning Department's questionnaires (under his letterhead) to residents of Studio City. He indicated there were 6 adult motels

near Universal Studios and that more were coming.

- A former non-adult material bookstore owner in Hollywood (past tenant of location picketed on April 26, 1977) indicated that when his building was sold, his rent doubled; that other tenants got three day notices (to move out), that everybody was getting out – he claimed something was going on in that block. He also indicated that radio station KFWB had moved from the area.
- It was indicated that KFWB moved because women employees were afraid. It was also stated that a restaurant in that building went out of business.
- A local minister indicated concern for the elderly, and that children from 4 to 7 years old cannot ride their bikes without being accosted; he also indicated there had been 23 arrests for prostitution near a local elementary school; he further stated that residents have to go to other areas to shop.
- A representative of a local synagogue stated that the elderly were afraid to walk to religious services and that car pooling had been established.
- A representative of the Hollywood Businessmen's Association advised that 50 percent of the sex crimes reported (in the City) were in the Hollywood area; that since the Police have closed some sex establishments crime has dropped; that adult entertainment businesses have contributed to a deteriorating condition in Hollywood; that there is a 100 percent turnover in school attendance; that the business license ordinance should be modified to require an environmental impact

report and proper sign controls for new establishments and that notice should be given to persons within one-half mile; he also reiterated that traditional businesses were leaving the area.

- It was indicated that property values had gone down; Vine and Selma was valued at $12.50 per sq. ft. years ago, but recently it was worth only $8.50 per sq. ft.

Northridge Meeting (April 28, 1977)

- A representative of the North Hollywood Chamber of Commerce indicated that adult entertainment businesses were an economic and social blight; that the Police Commission was no help; that they had proposed the M3 Zone for these uses; that we need more police and should make greater use of red light abatement; that the Alcoholic Beverage Control Department should do more.
- Claims were made that the Pussycat Theater in North Hollywood was a dangerous environment to women and children; that in the recent past 2 teenage girls had been accosted and a woman had been attacked and had to jump from a car.
- A beauty shop owner near a Pussycat Theater indicated she no longer stayed open in the evening because her customers were afraid.
- Adult entertainment businesses should be required to rent space in "Class A" buildings.
- Various persons objected to newsracks, obscene material, problems of congestion and ingress and egress.
- The *Miller vs. California* court case was discussed: it was contended that this case established that "a community can set its own standards".

- Questions were posed as to whether economic and financial impact should be facts needed to develop an ordinance to control adult entertainment.
- Claims were made that adult entertainment business bring crimes and violence to the area.
- A speaker stated that both the Boston and the Detroit ordinances are unacceptable. "You cannot control pornography by zoning", and opposition to the zoning approach to obscenity was expressed.
- "California is the pornographic capital of the world."
- People are offended by pornographic material in department stores, drug stores, supermarkets, etc. The recent Los Angeles County newsrack ordinance was discussed.
- One person posed the question "why don't we have an Environmental Impact Report for pornographic businesses?"
- Church representatives and a teacher at the Christian School were concerned about their members and children being exposed to pornographic advertising displayed at the Lankershim Theater and Pussycat Theater. They are afraid to let their children out on the streets.
- It was stated that "we should use civil, public nuisance and red light abatement to control adult entertainment businesses."

Conclusion

In summary, the overwhelming majority of speakers felt that the concentration of "adult entertainment" businesses in their neighborhood was detrimental,

either physically by creating blight or economically by decreasing patronage of traditional businesses; or socially by attracting crime. As a result of increased crime, nearby residents have become fearful and have been forced to constrain their customary living habits in the community.

Although the testimony obtained at the public hearings would from a subjective point of view, substantiate the conclusion that "adult entertainment" businesses have a deleterious effect on the surrounding community, the staff is of the opinion that legitimate questions may have been posed by the Pussycat Theater representative regarding a single classification for all "adult entertainment" uses. There would appear to be some basis to support the contention that certain types of such uses are more "objectionable" than others, and that negative effects of a particular type of business might be minimized, depending on how the business is operated and advertised.

C SURVEY QUESTIONNAIRE CONDUCTED BY DEPARTMENT OF CITY PLANNING

1. Description of Survey

In order to determine additional factual data relating to the subject and to seek the comments and opinions of property owners, businessmen, realtors, real estate boards, real estate appraisers, representatives of banks, Chambers of Commerce, and others, the Department conducted a mail survey. Two questionnaires were developed. One was designed primarily for businessmen and residential property owners and is hereinafter referred to as the General Questionnaire. The second was designed for realtors, real estate appraisers and lenders and is hereinafter referred to as the Appraiser Questionnaire. A copy of the

two questionnaires is contained in the Appendix. The completed questionnaires, together with other letters relative to this subject, are on file in Room 510, Los Angeles City Hall.

The General Questionnaire was mailed to all property owners (of other than property in single-family use) within a 500-foot radius of each of the five study areas. The questionnaire was also distributed to various community groups (including local and area Chambers of Commerce) and at the public meeting in Hollywood and in Northridge.

The Appraiser Questionnaire was mailed to all members of the American Institute of Real Estate Appraisers having a Los Angeles City address and to members of the California Association of Realtors whose office is located in the vicinity of the study areas.

Each of the two questionnaires contained spaces for a respondent to check answers to a series of questions relating to the overall effect (if any) of adult entertainment establishments on nearby properties. It should be emphasized that the Department intentionally structured the "objective response" portion of the questionnaires so as to reduce "bias" and to solicit the maximum range of responses to any specific question. For example, a respondent could check "positive", "negative" or "no effect" in response to the question . . . "What overall effect do you feel that adult entertainment establishments have on a neighborhood?"

In addition to the direct response portion of the questionnaire, information of a more subjective nature was also solicited. For example, after each question, space was provided for a respondent to

list any comments or examples which might pertain to a specific question. The beginning of each questionnaire also invited the respondent to write comments in the space provided or on a separate sheet.

Between February 10 and April 30, 1977, a total of approximately 4,000 questionnaires were mailed (with return envelopes provided) or otherwise distributed to businessmen, real estate appraisers, realtors, representatives of banks and savings and loan institutions, the owners of multiple-unit residential property, and others. Of this number, 694 questionnaires were completed and returned to the Department (an overall 17.4 percent rate of return).

In addition, the Department received 197 non-solicited completed questionnaires from property owners in Studio City. These questionnaires were distributed in a private mailing by a private individual. The subject mailing included a replica of the Department's appraiser questionnaire, together with written material alleging City intent to create an adult entertainment zone in Studio City (copy included as Appendix D-2). According to the subject individual's testimony at the public hearing on April 27, 1977, 11,000 replica questionnaires were mailed. Due to the prejudicial nature of the mailing, these questionnaires are not included in the study. However, the staff did tabulate the subject responses and the tabulation and summary are included in Appendix D-3. All persons responding to the above mailing were sent a memo from the Department correcting the misinformation (copy included in Appendix D-1).

2. Results of Survey Questionnaires

A tabulation of the responses to the specific questions solicited in the objective portion in each of the two types of questionnaries [sic] is presented below. A summary of the comments follows:

GENERAL QUESTIONNAIRE

- RESPONSES -

Total no. of responses / Total no. of questionnaires = 581/3600 = 16% return

Question

1. What overall effect do you feel that adult entertainment establishments have had on a neighborhood:

	Positive	Negative	No effect
Effect on the business condition (sales & profits) in the area:	43(7.4%)	492(84.7%)	36(6.2%)
Effect on homes (value & appearance) in the area immediately adjecent to adult entertainment businesses:	37(6.9%)	472(81.2%)	26(4.5%)

	Positive	Negative	No effect
Effect on homes (value & appearance) in the area located 500 feet or more from adult entertainment businesses?	35(6.0%)	446(76.8%)	19(3.3%)

2. Do you believe the establishment of adult entertainment facilities in the vicinity of your business has had any of the following effects? (Please check all those effects which you feel have occurred.)

- 26 (4.5%) no effect
- 206 (35.5%) lower rents
- 275 (47.3%) vacant businesses
- 288 (49.6%) tenants moving out
- 224 (38.6%) complaints from customers
- 3 (-) less crime
- 370 (63.7%) more crime
- 1 (-) improved neighborhood appearance
- 416 (71.6%) deteriorated neighborhood appearance
- 8 (1.4%) other (please specify)
- 305 (52.5%) decreased property values
- 13 (2.2%) increased property values
- 16 (2.8%) lower taxes
- 98 (16.9%) higher taxes
- 489 (84.2%) decreased business activity
- 8 (1.4%) increased business
- 312 (53.7%) more litter

3. (Not applicable for tally.)

4. Have you seriously considered moving your business elsewhere because of nearby concentrations of adult entertainment businesses?

167 (28.7%) Yes 165 (28.4%) No

5. Would you consider expanding in your current location?

83 (14.3%) Yes 177 (30.5%) No

6. What types of adult entertainment establishments are there in your area (Please check appropriate boxes.)

- 410 (70.6%) adult bookstores
- 310 (53.4%) massage parlors
- 190 (32.7%) peep shows
- 237 (40.8%) bars with X-rated entertainment
- 3 other sex shops
- 179 (30.8%) nude or topless dancing
- 389 (67.0%) adult theatres
- 240 (41.3%) adult motels

How far from your business is the nearest adult entertainment establishment? (Not tabulated due to limited response.)

Responses to the foregoing questions reveal that adult entertainment businesses are perceived by the majority of respondents as exerting a negative impact on surrounding businesses and residential properties.

Whether or not such negative impacts have *actually occurred*, or only perceived to have occurred, cannot be readily determined, empirically, on the basis of this survey. However, in terms of the *attitudes* of the respondents toward such businesses, the conclusion must be drawn that the overall effect on surrounding properties is considered to be negative.

Among the adverse effects of adult entertainment establishments cited by businessmen are:

- Difficulty in renting office space
- Difficulty in keeping desirable tenants
- Difficulty in recruiting employees
- Limits hours of operation (evening hours)
- Deters patronage from women and families; general reduced patronage

Of those businessmen indicating that they have not seriously considered moving because of nearby concentrations of adult entertainment business, the most frequent response was that they had been in the area a great many years, and to establish elsewhere would be too risky and/or that their investment was too great to move. A few respondents indicated that it is the adult entertainment businesses that should move, not they.

The few businessmen commenting that they would not consider expanding in their current location indicated that their business did not warrant expansion.

Several businessmen indicated that their businesses are relatively unaffected by nearly [sic] adult entertainment establishments. Among the businesses cited are a commercial art studio; a building trades contractor; a mail order business; a telephone answering service and a wholesaler.

Among the few positive effects cited by businessmen is the increase in business for certain non-adult entertainment businesses such as tourist-serving businesses (e.g. car rental agencies). "The bad effect it might have is cancelled out by the business it does attract; x-rated theaters attract tourists."

Many respondents commented on the crimes associated with adult entertainment establishments: prostitution, dope, theft, robbery, etc. A high percentage of respondents report they do not feel safe in such areas.

A high percentage of respondents commented on their concern for the effects of adult entertainment environment on the morals and safety of children.

A high percentage of respondents commented on the aesthetics of adult entertainment establishments: garish, sleazy; shabby, blighted, tasteless, etc. Also, many commented on the increased incidence of litter and graffiti.

APPRAISER QUESTIONNAIRE

- RESPONSES -

$$\frac{\text{Total no. of responses}}{\text{Total no. of questionnaires}} = \frac{81}{400} = 20\% \text{ return}$$

Question	Response		
1. What effect does the concentration of adult entertainment establishments have on the market value of business property (land, structures, fixtures, etc.) located in the vicinity of such establishments?	increase in value	1	(-)
	decrease in value	71	(87.7%)
	no effect	5	(6.2%)
2. What effect does the concentration of adult entertainment establishments have on the rental value of business property located in the vicinity of such establishments?	increase in value	1	(-)
	decrease in value	55	(67.9%)
	no effect	4	(4.9%)
3. What effect does the concentration of adult entertainment establishments have on the rentability/saleability of business property located in the vicinity (length of time required to rent or sell property; rate of lessee/buyer turnover; conditions of sale or lease, etc.)?	increase in rentability/saleability	3	(3.7%)
	decrease in rentability/saleability	48	(59.3%)
	no effect	3	(3.7%)
4. What effect does the concentration of adult entertainment establishments have on the annual income of businesses located in the vicinity of such establishments?	increased income	2	(2.5%)
	decreased income	59	(72.8%)
	no effect	7	(8.6%)
5. Have any business owners or proprietors considered relocating or not expanding their businesses because of the nearby concentration of adult entertainment establishments?	yes	23	(28.4%)
	no	4	(4.9%)
	not known	28	(34.6%)
6. In recent years, has the commercial vitality (sales, profits, etc.) of any area in the City of Los Angeles been affected in any way by the nearby concentration of adult entertainment establishments?	yes	45	(55.6%)
	no	29	(35.8%)
	not known	-	

7. What effect does the concentration of adult entertainment establishments have on the market value of private residences located within the following distances from such establishments?

	Increase	Decrease	No effect	Total
Less than 500 feet	2 (3.8%)	48 (90.6%)	3 (5.7%)	53
500 - 1000 feet	2 (3.6%)	51 (91.1%)	3 (5.4%)	56
More than 1000 feet	1 (3%)	29 (87.9%)	3 (9.1%)	33

8. What effect does the concentration of adult entertainment establishments have on the rental value of residential income property located within the following distances from such establishments?

	Increase	Decrease	No effect	Total
Less than 500 feet	2 (3.4%)	51 (87.9%)	5 (8.6%)	58
500 - 1000 feet	1 (2.6%)	33 (86.8%)	4 (10.5%)	38
More than 1000 feet	1 (2.8%)	27 (75%)	8 (22.2%)	36

9. What effect does the concentration of adult entertainment establishments have on the rentability/saleability of residential property located within the following distances from such establishments?

	Increase	Decrease	No effect	Total
Less than 500 feet	1 (2.5%)	37 (92.5%)	2 (5%)	40
500 - 1000 feet	1 (2.6%)	35 (89.7%)	3 (7.7%)	39
More than 1000 feet	1 (2.8%)	28 (77.8%)	7 (19.1%)	36

10. In regard to the questions setforth above, please describe the effects which you believe the concentration of adult entertainment business has on each of the following:

Property values of surrounding:

	Decrease	Unknown	No effect	Increase
Commercial property	46 (56.8%)	32 (39.5%)	1	2 (2.5%)
Residential property	42 (51.9%)	38 (46.9%)	-	1
General	16 (19.8%)	65 (80.2%)	-	-

Rental values of surrounding:	Decrease	No response	No effect	Increase
Commercial property	39 (48.1%)	42 (51.9%)	-	-
Residential property	37 (45.7%)	44 (54.3%)	-	-
General	12 (14.8%)	69 (85.2%)	-	-
Vacancies				
Number	1	56 (69.1%)	1	23 (28.4%)
Length	1	72 (88.9%)	2 (2.5%)	6 (7.4%)
Rate of tenant turnover	-	49 (60.5%)	1	31 (38.3%)
Annual business income	24(29.6%)	53 (65.4%)	2 (2.5%)	2 (2.5%)
Complaints from customers and residents due to concentration Yes	24(29.6%)	57 (70.4%)		
Neighborhood appearance	24(29.6%)		3 (3.7%)	
Crime	1	1	-	48 (59.3%)
Litter	-	1	1	44 (54.3%)
Other (please specify)				

Several respondents commented that the adverse effects are related to the *degree* of concentration and that one free-standing business may have no effect; also, that the effect is related to the *type* of adult entertainment business (unspecified).

A few respondents indicated that the property value and dollar business volume for any given property would increase for businesses compatible with adult entertainment businesses, e.g. other adult entertainment businesses, bars, etc.

A very high percentage of appraisers and realtors commented on the adverse effects of the subject businesses on neighborhood appearance, litter and graffiti.

GENERAL QUESTIONNAIRE

- REALTOR RESPONSES -

Total no. of responses = 32

NOTE: Due to distribution, certain realtors received the General Questionnaire rather than the Appraiser Questionnaire. For analysis purposes, the subject responses were tabulated separately and analyzed together with the responses to the Appraiser Questionnaire.

Question

1. What overall effect do you feel that adult entertainment establishments have had on a neighborhood:

	Positive	Negative	No effect
Effect on the business condition (sales & profits) in the area:	-	31 (97%)	1
Effect on homes (value & appearance) in the area immediately adjacent to adult entertainment businesses:	-	31 (97%)	1
Effect on homes (value & appearance) in the area located 500 feet or more from adult entertainment businesses:	-	29 (91%)	2

2. Do you believe the establishment of adult entertainment facilities in the vicinity of your business has had any of the following effects? (Please check all those effects which you feel have occurred.)

1 (31.3%)	no effect	29 (91%)	decreased property values
23 (71.9%)	lower rents		
25 (70%)	vacant businesses	0	increased property values
25 (70%)	tenants moving out	3 (9.4%)	lower taxes
25 (70%)	complaints from customers	7 (21.9%)	higher taxes
0	less crime	23 (91%)	decreased business activity
26 (81.3%)	more crime	0	increased business

30 (94%) deteriorated neighborhood appearance

27 (84%) more litter

___ Other (please specify)

3. (Not applicable for tally.)

4. Have you seriously considered moving your business elsewhere because of nearby concentrations of adult entertainment businesses?

10 (31.3%) Yes 15 (46.9%) No

5. Would you consider expanding in your current location?

10 (31.3%) Yes 12 (37.5%) No

6. What types of adult entertainment establishments are there in your area? (Please check appropriate boxes.)

27 (84.4%) adult bookstores

17 (53.1%) massage parlors

15 (46.9%) peep shows

12 (37.5%) bars with X-rated entertainment

13 (40.6%) nude or topless dancing

24 (75%) adult theatres

15 (46.9%) adult motels

How far from your business is the nearest adult entertainment establishment?

(Not tabulated due to limited response.)

D. U.S. CENSUS AND RELATED DATA

1. Cluster Analysis "Used by Community Analysis Bureau to Describe Various Parts of the City"

The last U.S. Decennial Census was conducted on April 1, 1970. With the proliferation of adult entertainment business it would seem appropriate to include as background information a description of the socio-economic and physical characteristics of the areas under study, as revealed by census data. Such a description may provide insight as to the underlying factors contributing to the concentration of sex-oriented business in the areas under study.

An excellent available source providing such a description is a 1974 report prepared by the City's Community Analysis Bureau (CAB) concerning the "State of the City".* In this document, the CAB has utilized a statistical technique known as "cluster analysis" to identify specific areas within the City which have common characteristics, as revealed by census data. In conducting this study, the CAB made use of 66 census data items (or variables) which were selected from the entire spectrum of socio-economic and physically descriptive data items available for all census tracts in the City.

The U.S. Census Bureau reports data on numerous geographical levels, the "census tract" being the smallest geographical area for which data is maintained and reported on a regular basis. There are 750 such census tract areas in the City, each containing a population of slightly

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* *The State of the City – A Cluster Analysis of Los Angeles* – City of Los Angeles Community Analysis Bureau, June 1974.

fewer than 4,000 persons, on the average. The five study area nodes and four control areas under study herein are contained within portions of 25 census tracts.

The particular variables which most accurately describe a particular census tract were used by the Community Analysis Bureau in such a manner as to combine those areas which have the most similar characteristics. As a result of this procedure, thirty cluster groups were established throughout the City, each such cluster consisting of one or more census tracts, each census tract within a particular cluster being more similar to other parts of that cluster than to any other geographical section of the City.

Description of Hollywood Area

The three study areas in Hollywood containing concentrations of adult entertainment businesses are included within portions of 11 census tracts. Their three associated "control areas" are partially contained within nine census tracts. These 20 tracts are all included within a larger area identified in the CAB's report as "Cluster 15", entitled "The Apartment Dwellers", consisting of 34 tracts. A description of this area, as quoted from the previously cited CAB report, is set forth below. The fact that this description is based on data which is now seven years old may not be disadvantageous, for the purposes of this study, inasmuch as adult entertainment businesses began to flourish in the 1969-70 period.

> "Cluster 15 is a lower income, predominately old apartment area located west of the Civic Center . . . "

> "The cluster represents a total population of 174,000, 46% male and 54% female. The median age is 40. The area is mostly White, but does have an above average ethnic mix – 19% Spanish-American, 3% Japanese, 2% Chinese, 3% Black. It is a cluster of workers and senior citizens. One in five residents is over 65. Female participation in the labor force is the highest of the 30 clusters. The population under 18 is small. Many of the families are headed by women . . . "
>
> " . . . Close to seven out of ten labor active residents are white collar employed. Most completed high school and 15% completed college. At $8,700, median family income is below the average for the City. This lower income does not translate into an abnormally high poverty distribution. One in ten families and a smaller proportion of unrelated individuals are welfare recipients . . . "
>
> " . . . Residents of the cluster are centrally located to both the Downtown and its commercial-financial strip extension, Wilshire Boulevard. Many public transit routes service the area. Close to 40% of the households have no automobile. The presence of two or more cars is not common. Of the older apartment complexes many have no garage facilities . . . "
>
> " . . . Old apartments comprise 42% of the multiple units. One of the heaviest concentrations occurs east of Western Avenue and north of Olympic Boulevard. These are high density, closely packed, rectangular shaped, stucco units which line the streets approaching Wilshire Boulevard. South of Olympic

Boulevard, the pattern remains one of multiple family units, but these are generally interspersed with homes or are the end product of converted two and three story frame houses. Hollywood is similar, but is [sic] has several single family residential areas and apartment encroachment appears to have more of an impact . . . "

" . . . Most of the cluster's 102,700 dwellings are renter occupied, including a majority of the homes. Median rent averages $108, but 17% of the multiple dwellings are available for less than $80 . . . "

" . . . Single family residences are a small proportion of the total housing stock and like the area's apartments, many predate World War II. Few of the essentially single family residential neighborhoods have the kind of zoning protection which requires that new construction be single units. Replacement housing has tended to be large apartments. Homes averaged $26,000 in median value, which is more a factor of the land than the improvements. Much of the land west of Western Avenue adjoins the more expensive Hancock Park area . . . "

" . . . Cluster 15 has one of the highest population densities in the City, 19,080 persons per square mile, not exceptional for an apartment area. It also has the highest cluster average of elementary school transiency rates – 46% for incoming students and 34% for students leaving. This mobility of the residents did not seem to affect the median sixth grade reading score. It was above the City average. The cluster has 8 park sites

within its boundary and is also served by the more regional recreation areas of Echo Park, MacArthur Park and Griffith Park all of which are within access . . . "

" . . . The incidence of burglary per 100 improved parcels is high, a partial reflection of the large number of dwelling units per land parcel. One of the more disturbing aspects of the cluster is the suicide rate. Outside of Downtown, only three of the clusters had higher rates . . . "

2. *Use of 1970 Census Data to Describe Studio City and North Hollywood Areas*

There are four census tracts which comprise the Studio city study area; two such tracts in North Hollywood; and three census tracts representing the "control area" for the San Fernando Valley. (One of the "control area" tracts also forms part of the Studio City study area.)

The CAB's cluster analysis reveals that these eight different census tracts are all quite dissimilar, inasmuch as the seven tracts are contained within six different "clusters". A detailed description of each of these six clusters would not be practical for purposes of this study. However, a summary of certain key variables attributable to the two study areas in Studio City and North Hollywood, and the one corresponding control area might be instructive, and is therefore presented in Table V following. For purposes of comparison, the data is also shown for the City as a whole.

TABLE V
Comparison of 24 Variables from 1970 Census
Describing Studio City and North Hollywood Nodes
and Corresponding Control Area

VARIABLES	AREAS Studio City (Tujunga & Ventura)	North Hollywood (Lankershim & Vineland)	Control (Lankershim & Whipple)	AND VALUES Entire City
Population				
Population per sq. mile	5,742	8,265	5,893	6,041
% Persons 0-17	18.4	18.2	16.7	30.2
% Persons 65+	10.6	17.9	15.2	10.1
% White (non-Spanish)	92.0	85.3	90.7	60.3
% Black	0	0	0	17.2
% Spanish-American	6.5	13.7	7.7	18.4
% Families w/female head	10.6	16.4	16.4	16.2
Education				
% High School dropouts, 25 & older	22.1	38.6	25.3	38.1
% 25+ who have finished 4+ years college	22.0	10.2	18.3	13.9
Economics				
Approximate median family income	$15,672	$ 9,471	$12,575	$10,535
% White collar employed	80.4	60.6	77.3	57.4
% unemployed	7.8	6.1	9.1	7.0
% families in poverty	3.7	10.0	6.6	9.9
% families receiving welfare	4.3	7.6	4.7	9.9
% 1-unit structures	50.6	48.9	34.2	51.7
Approximate median value, owner occupied units	$39,141	$25,335	$35,530	$26,700
Approximate median monthly rent, renter occupied units	$ 135	$ 123	$ 129	$ 107
% of owner occupied, 1 unit, structures built before 1940	24.1	52.4	52.2	28.5
% of renter occupied, 2+ unit structures built before 1940	10.9	13.9	21.8	30.7
Crime Rates				
Assaults per 100 population	.465	.374	.478	.857
Robberies per 100 population	.172	.267	.170	.454
Burglary per 100 improved parcels	13.86	10.94	13.5	14.96
Total Arrests per 100 population	4.23	4.26	4.10	8.26
Narcotic Arrests per 100 population aged 14-44	2.66	1.39	1.60	2.04

On the basis of the foregoing 1970 Census data, it is possible to develop a general description of the two study area modes containing adult entertainment businesses in the Valley. As indicated above, such a description must necessarily be based on data applying to *entire census tracts,* even through [sic] the study areas may encompass only portions of tracts.

Residents of the *Studio City study area* node in 1970 were predominantly an upper middle income group, with a relatively high percentage of college graduates. High School dropouts were considerably below the citywide norm. Eight out of ten employed persons were in "white collar" jobs. The percentage of families receiving welfare or in poverty status was considerably below the citywide percentage. The unemployment rate was slightly higher than that of the entire city.

The median value of owner occupied homes in the Studio City area was more than $12,400 higher than the City median. About one-half of the housing units were one-unit structures. Apartment rental rates were also higher than the city as a whole. The percentage of one-unit, owner occupied housing units built before 1940 (24.1 percent) approached the citywide median of 28.5 percent.

With regard to crime statistics (as of 1970), robberies per 100 population in the Studio City area were below the rate for the city as a whole (.172 and .454, respectively), although the number of burglaries per 100 improved parcels (13.86) was close to the citywide rate of 14.96. Total arrests per 100 population (4.23) were about one-half of the 8.26 rate which prevailed citywide.

The *North Hollywood study area* contrasts rather sharply with the above described Studio City area. In North Hollywood, median family income was $9,471

in 1970 – lower than the citywide median of $10,535 – and considerably lower than the $15,672 median income of residents in the Studio City study area. Sixty-one percent of employed persons were in "white collar" jobs in North Hollywood, compared with 80 percent in Studio City and 57 percent in the entire city. The percentage of families in a poverty status in North Hollywood was considerably higher than in Studio city (10.0 percent and 3.7 percent, respectively). The percent of families in North Hollywood receiving welfare was higher than in Studio City, but lower than in the entire city. Unemployment rates, however, were lower in North Hollywod [sic] than in Studio City and the entire City.

Housing values were considerably lower in North Hollywood than in Studio City, and slightly lower than average values throughout the entire city. Median montly [sic] rents were lower in North Hollywood than in Studio City but higher than in all of Los Angeles. Of all owner-occupied one-unit structures, 52.4 percent were built prior to 1940 in the North Hollywood study area, compared with only 28.5 percent in the entire city. Single-family homes in North Hollywood are older than in Studio City.

As revealed in Table V, 1970 crimes [sic] rates for the seven variables tabulated were lower in North Hollywood than in the city as a whole. Except for "robberies per 100 population" and "total arrests per 100 population" all other rates in North Hollywood were lower than in the Studio City study area.

Tabulation of U.S. Census Trends from 1960 to 1970

Time series (trend) data can often be of value in identifying underlying socio-economic or physical characteristics which may have contributed to the change in an area. During the course of this study, the staff prepared a tabulation of the 1960-70 change in

selected socio-economic variables as reported in the U.S. Census, covering the five study areas, the four "control" areas, and the City as a whole. This was done in order to determine if changes in the study area nodes were significantly different than the "control areas", or from citywide norms.

A tabulation of this data is contained in Appendix E. A review of this data revealed that the 1960-70 trends in the variables selected (relating to population, economics and housing) were not significantly different for the study areas than for the "control areas". In general, numerical or percentage changes in the data were also similar to citywide trends and no firm conclusions of particular relevance to the study could be developed.

V.

POLICE DEPARTMENT STUDY OF HOLLYWOOD

This section of the report considers the number and percentages of adult entertainment businesses in the City, changes in these businesses since 1975, and more specifically, crime rates in the Hollywood area as compared to crime rates, citywide.

The following information was compiled by the Los Angeles Police Department and shows the incidence of certain adult entertainment establishments as of two different time periods – November of 1975 and December 31, 1976. The statistics show a decrease in massage parlors, bookstores, arcades and theaters and a slight rise in adult motels. This was during the same period of time that there was stepped-up surveillance and deployment

of officers in areas where concentrations of adult entertainment establishments existed. (The Hollywood community is within the West Bureau.)

This information and that which follows involving the incidence of crime in the Hollywood area provides what may be a positive correlation between crime and the presence of adult entertainment facilities.

TYPE OF ACTIVITY	Nov. 1975	Dec. 1976	Percent of Change
Adult Motels	37	38	+2%
Massage Parlors	147	80	-45%
Bookstores/Arcades	57	45	-21%
Theaters	47	44	-6%
TOTAL	288	207	-28%

DECEMBER 31, 1976
LOS ANGELES CITY POLICE DEPARTMENT
BUREAU OF ACTIVITY AND PERCENTAGE

TYPE OF ACTIVITY	CENTRAL BUREAU	SOUTH BUREAU	WEST BUREAU	VALLEY BUREAU
Adult Motels	5(13%)	23(60%)	5(13%)	5(13%)
Massage Parlors	6 (7%)	4 (5%)	42(53%)	28(35%)
Bookstores/Arcades	6(20%)	1 (2%)	24(53%)	11(24%)
Theaters	7(16%)	1 (2%)	28(64%)	8(18%)
TOTAL	27(23%)	29(14%)	99(48%)	52(25%)

The information in this section is an extract from a report to the Planning Department on *"The Impact of Sex Oriented Businesses on the Police Problems in the City of Los Angeles*"*, prepared by the Los Angeles City Police Department. The City Council in instructing the Planning Department to conduct the Adult Entertainment study has also instructed other City agencies to cooperate with and contribute as necessary to the report process. In accordance with such instructions, the Police Department conducted an analysis of the relationship between the concentration of adult entertainment establishments and criminal activity in the Hollywood area as compared to the citywide crime rates for the period beginning 1969 and ending 1975. This period of comparison covers the years during which adult entertainment establishments appeared and proliferated in the Hollywood area.

Part I crimes are those criminal acts which most severely effect their victims; they include homicide, rape, aggravated assault, robbery, burglary, larceny, and vehicle theft. During the period of 1969 through 1975, reported incidents of Part I crimes in the Hollywood Area increased 7.6 percent while the City showed a 4.2 percent increase. Thus, Hollywood's Part I crimes increased at nearly twice the rate of the City's increase. In conformance to the overall trend, every Part I crime committed against a person, not against property, increased at a higher rate in Hollywood Area than in the citywide total.

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* The complete report prepared by the Los Angeles City Police Department is available for review in the official files under City Plan Case No. 21475 in the Los Angeles City Planning Department.

Street robberies and 484 Purse Snatches, wherein the victim was directly accosted by their assailant, increased by 93.7 percent and 51.4 percent, respectively; the city-wide increase was 25.6 percent and 36.8 percent.

Suspected arrested for Part I criminal acts in Hollywood Area increased 16.2 percent while the City dropped by 5.3 percent. This reveals that Hollywood Area was 21.5 percent over the City's total in the apprehension of serious criminals during the seven year period.

Equally alarming as the increase in Part I arrests, is the increase in Part II arrests (described on Table VI, pages 53-54) in Hollywood Area as opposed to the rest of the City. Hollywood increased in this category by 45.5 percent while the City rose but 3.4 percent.

Prostitution arrests in Hollywood Area increased at a rate 15 times greater than the city average. While the City showed a 24.5 percent hike, Hollywood bounded to a 372.3 percent increase in prostitution arrests.

Similarly, pandering arrests in Hollywood Area increased by 475.0 percent, 3-1/2 times the city increase of 133.3 percent. (See note p. 54.)

Table VI

1969 THROUGH 1975 SURVEY PERIOD
REPORTED CRIMES AND ARRESTS

	Hollywood Area			Citywide		
Part I Offenses	1969	1975	% Change	1969	1975	% Change
Homicide	19	37	+94.7	377	574	+52.3
Rape	214	199	-7.0	2115	1794	-15.2
Agrav. Assault	605	886	+46.5	14798	14994	+1.3
Robbery	905	1591	+75.8	11909	14667	+23.2
Burglary	5695	5551	-2.5	65546	69489	+6.0
Larceny	7852	8396	+6.9	89862	93478	+4.0
Auto Theft	2621	2608	-0.5	32149	30861	-4.0
TOTAL	17911	19268	+7.6	216756	225857	+4.2
St. Robberies	381	738	+93.7	5321	6684	+25.6
484 Purse Snatches	185	280	+51.4	1951	2668	+36.8

ARRESTS

	Hollywood Area			Citywide		
Part I Offenses	1969	1975	% Change	1969	1975	% Change
Homicide	21	26	+23.8	475	573	+20.6
Rape	67	47	-29.9	858	552	-35.7
Agrav. Assault	239	348	+45.6	6250	3163	-49.4
Robbery	368	285	-22.6	4855	5132	+5.7
Burglary	864	514	-40.5	7823	6032	-22.9
Larceny	546	1371	+151.1	6877	11706	+70.2
Auto Theft	319	226	-29.2	4820	3121	-5.3
TOTAL	2424	2817	+16.2	31958	30279	-5.3

	Hollywood Area			Citywide		
*Part II Offenses	1969	1975	% Change	1969	1975	% Change
TOTAL	10660	15503	+45.4	179233	185417	+3.4

*(Part II arrests include: other assaults, forgery and counterfeiting, embezzlement and fraud, stolen property, prostitution, narcotics, liquor laws, gambling, and other miscellaneous misdemeanors.)

Prostitution Arrests	1969	1975	% Change
Hollywood Area	433	2045	+372.3
Citywide	2864	3564	+24.5

Table VI

Pandering Arrests	1969	1975	% Change
Hollywood Area	8	46	+475.0
Citywide	42	98	+133.3

NOTE: (The prostitution arrests made in Hollywood Area in 1975 represents 57.3 percent of all arrests for prostitution made in the city. The pandering arrests made in Hollywood Area in 1975 represents 46.9 percent of all pandering arrests made in Los Angeles during that year.)

DEPLOYMENT

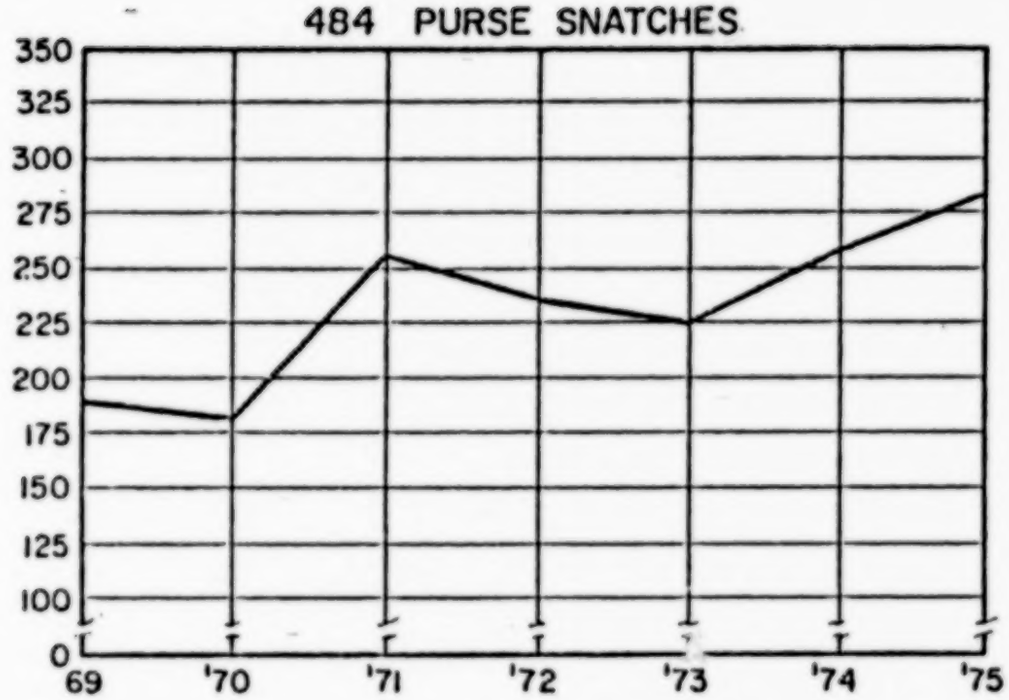
Hollywood Area	1969	1975	% Change
Patrol	197	255	+29.4
Investigators	45	61	+35.6
TOTAL	242	316	+30.6
Citywide	6194	7506	+21.1

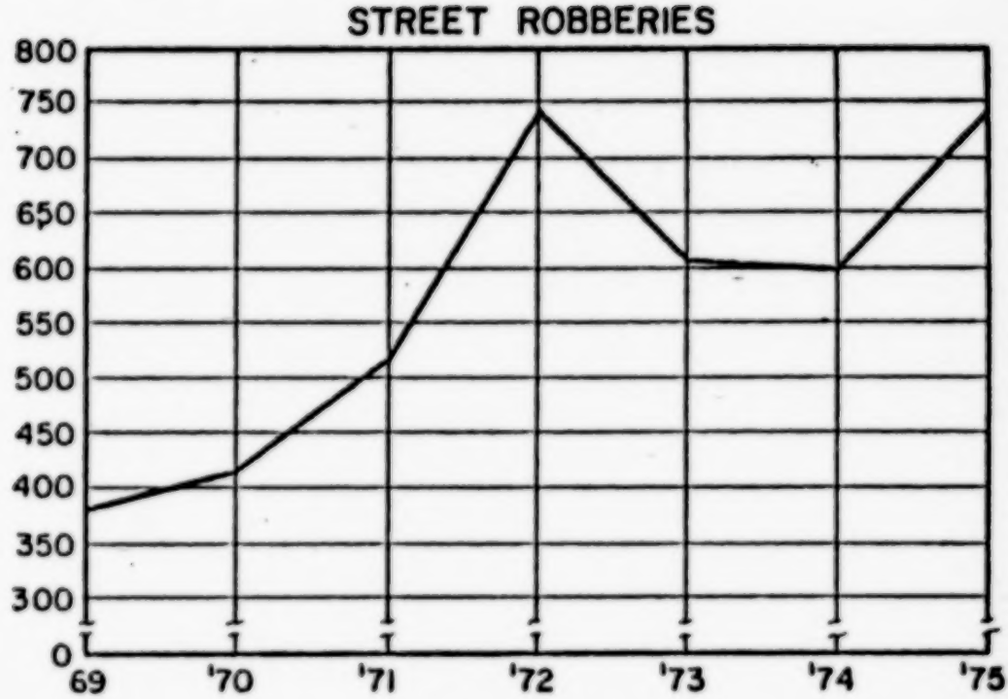
ADULT ENTERTAINMENT ESTABLISHMENTS
HOLLYWOOD AREA

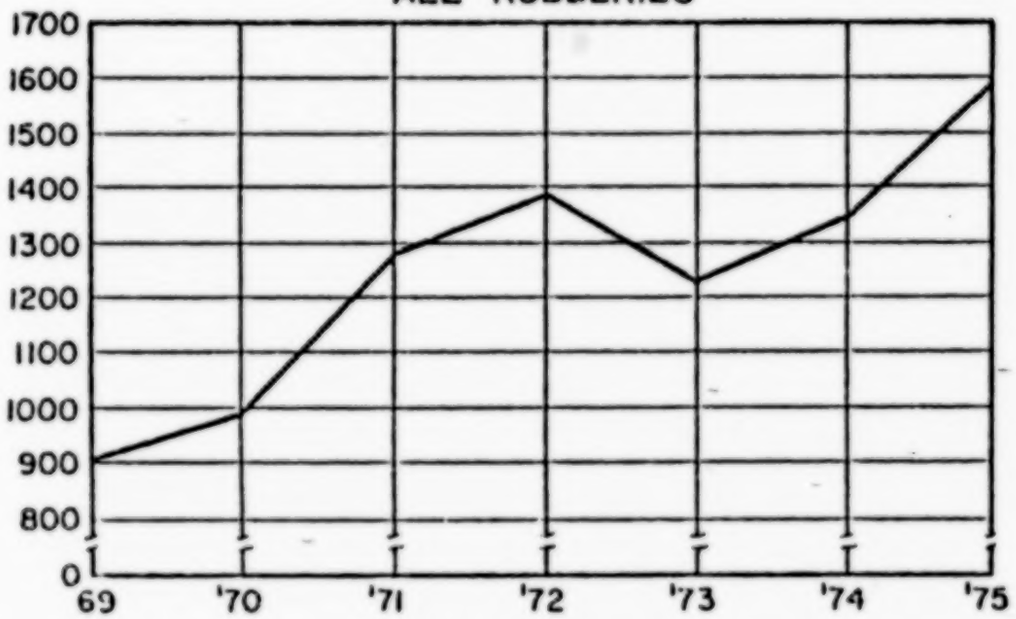
1969 through 1975

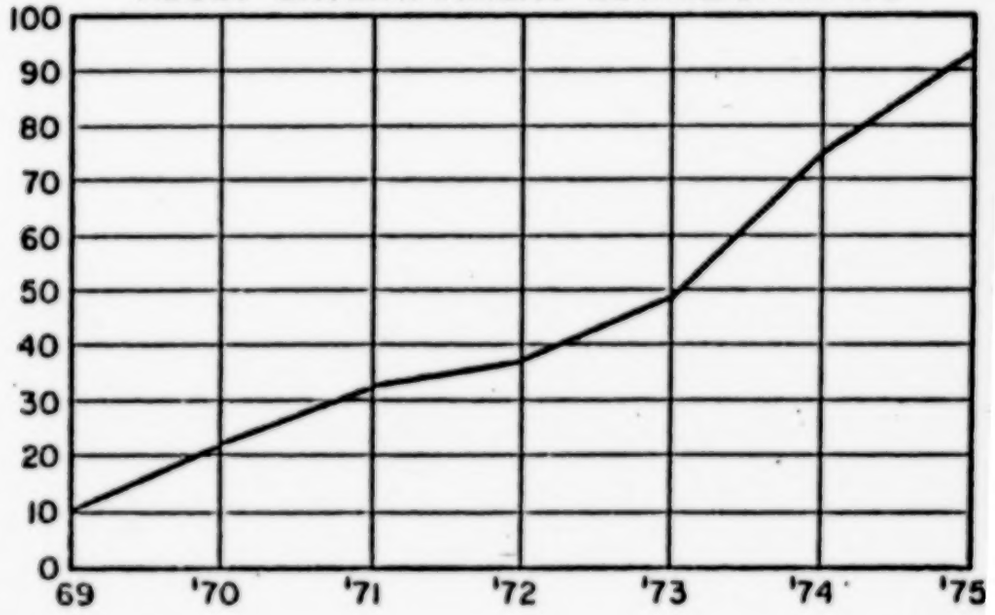
1969		1975	
1	Hard-core motel	3	Hard-core motels
2	Bookstores	18	Bookstores
7	Theaters	29	Theaters
1	Massage parlor/scam joint	38	Massage parlor/scam joints
11	Locations (Total)	88	Locations (Total)

HOLLYWOOD AREA









During the period included in this report, the Citywide deployment of police personnel rose by 21.2 percent. However, with the surge of crime in the Hollywood Area, deployment there increased by 30.6 percent, 9.4 percent higher than the rest of the City. Included in this figure is a 29.4 percent hike in uniformed officers and 35.6 percent rise in investigators to cope with the criminal elements.

This survey reflects a seven-year span during which time the Adult Entertainment Establishment in the Hollywood Area proliferated from a mere 11 establishments to an astonishing number of 88 such locations. The overall deleterious effect to the entire community is evident in the statistics provided. The overwhelming increase in prostitution, robberies, assaults, thefts, and the proportionate growth in police personnel deployed throughout Hollywood, are all representative of blighting results that the clustering of Adult Entertainment Establishments has on the entire community. These adverse social effects not only infect the environs immediately adjacent to the parlors but creates a malignant atmosphere in which crime spreads to epidemic proportions.

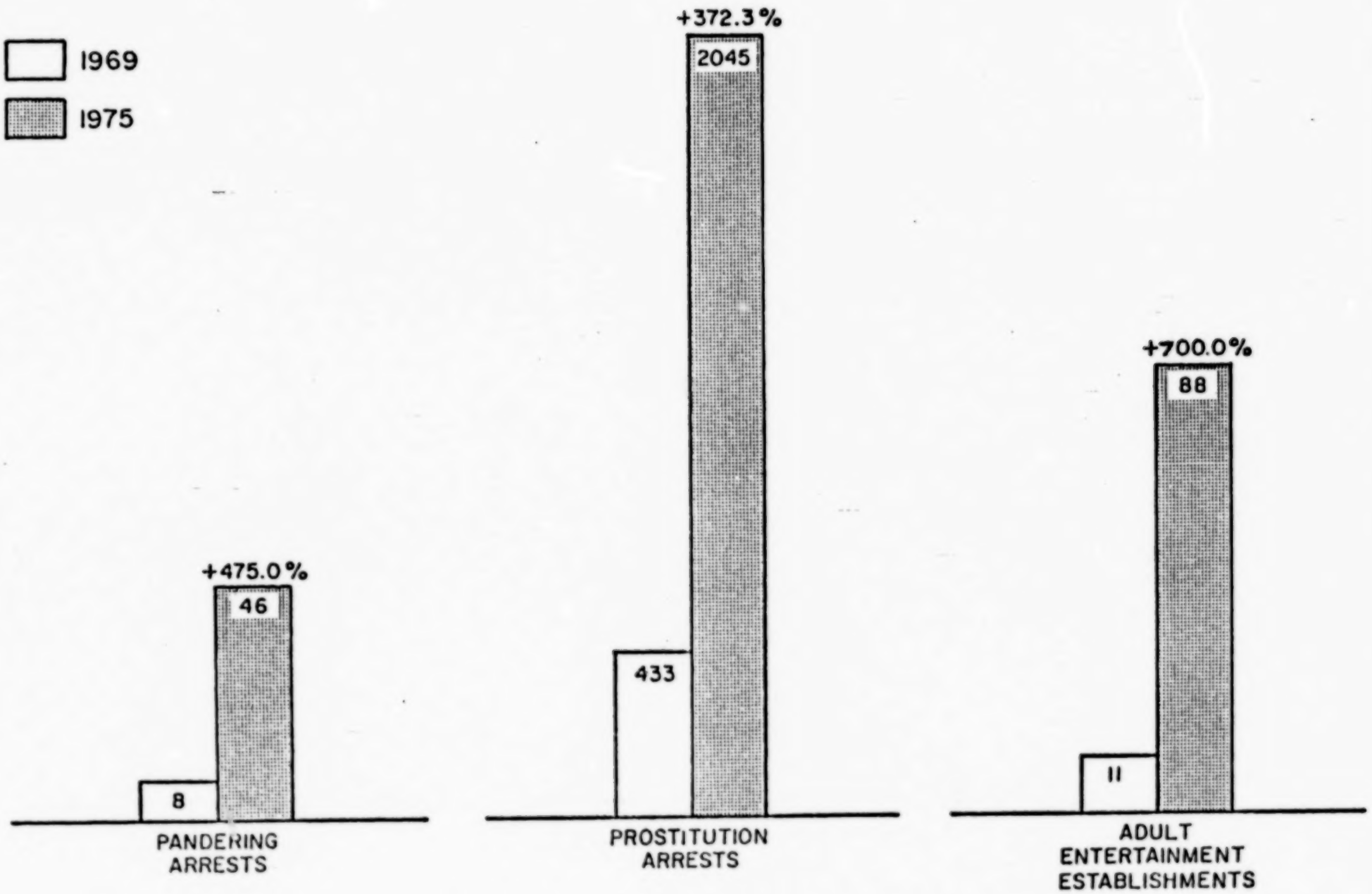
The remaining sections of the Police Department report are letters and signature petitions from concerned businessmen, clergy, merchants, citizens and police officers and are in the file and available for inspection upon request. The following paragraph summarizes this section of the Police Department report.

The police officer reports can be summarized as follows: all officers felt the sex-oriented businesses either contributed to or were directly responsible for the crime problems in the Hollywood area. The officers felt the sex

shops were an open invitation to undesirables and thereby directly caused the deterioration of neighborhoods. Also, it was suggested that these businesses purposely cluster in order to establish a "strength in numbers" type effect, once they establish a foothold in a neighborhood they drive the legitimate businesses out.

The letters from the businessmen, clubs, churches and concerned citizens were all in support of police efforts to close adult entertainment facilities. The letters all expressed the feeling that the sex shops attracted homosexuals, perverts, prostitutes and other undesirables and directly contributed to the decline of the Hollywood area.

HOLLYWOOD AREA



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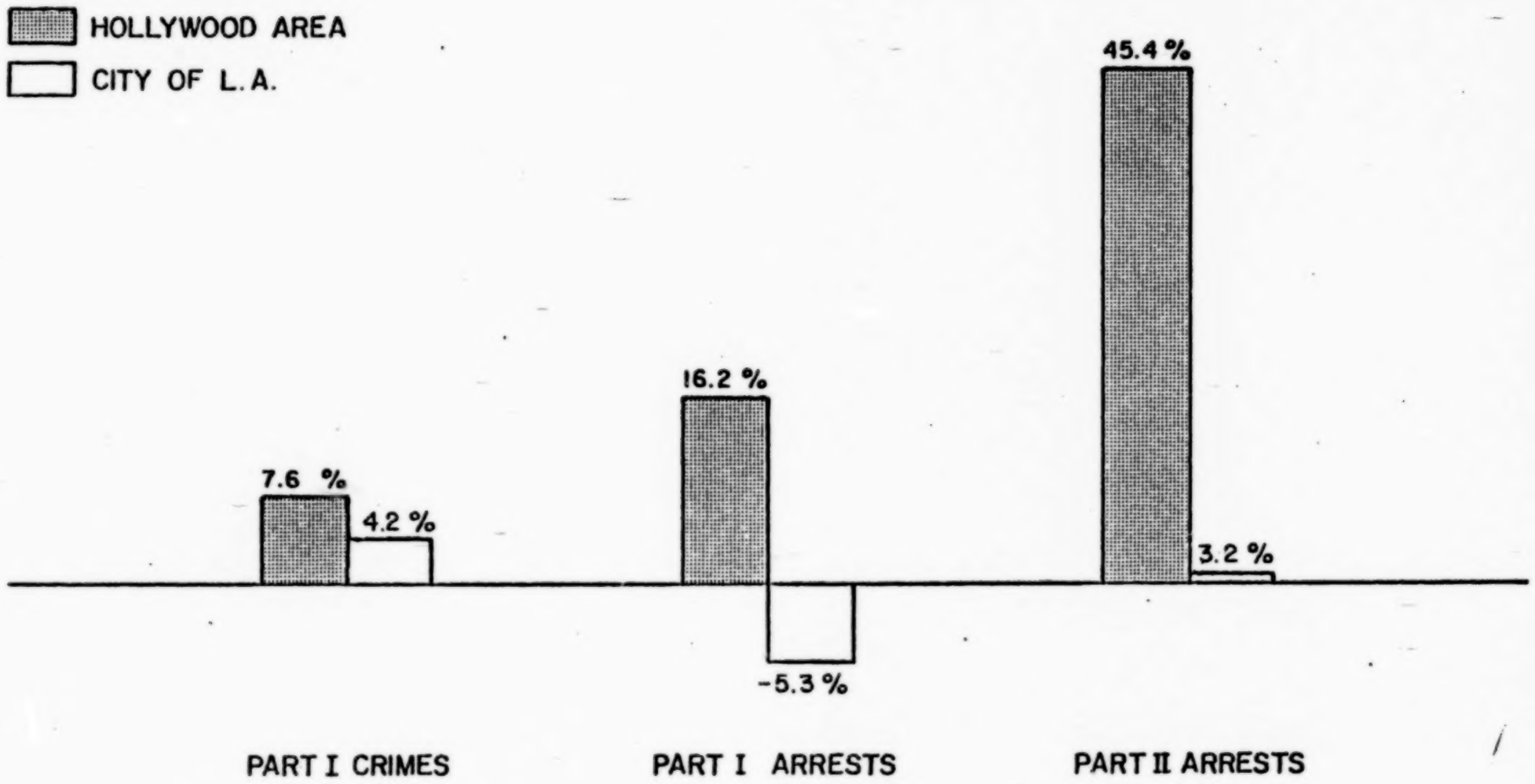
HOLLYWOOD AREA VS. CITY OF L.A.

RATE OF INCREASE 1969-1975



55-B

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Ronald Lewis, City Planning Associate (former project staff member)
Charles Zeman, City Planning Associate

Staff Support

Donald S. Jacobs, Data Analysis
Fred Ige, Planning Assistant
Joyce Odell, Cartographer
Gilbert Castro, Cartographer
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APPENDICES

APPENDIX A
(Sheet 1)

Changes in Assessed "Market" Value of Residential and Commercial Property 1970-76; Areas of Concentration of Adult Entertainment Businesses; Corresponding Control Areas, and City of Los Angeles

Areas of Concentration ("Nodes") and Control Areas	Assessed "Market" Values: Land 1970	Land 1976	Improvements 1970	Improvements 1976	Total 1970	Total 1976
Santa Monica & Western	12,955,100	12,926,800	12,945,620	13,697,620	25,900,900	26,624,420
Control Area - Santa Monica and Vermont	11,549,300	10,990,500	9,971,400	13,227,900	21,520,700	24,218,400
Hollywood & Western	17,618,700	18,237,710	20,361,040	23,015,660	37,979,740	41,289,370
Control Area - Hollywood & Highland	21,956,500	26,197,880	39,051,920	35,992,140	61,008,420	62,190,020
Selma & Cahuenga	28,720,280	34,785,080	31,852,740	27,856,660	60,573,020	62,641,740
Control Area - Hollywood & Gower	14,502,880	17,078,900	13,411,880	12,256,520	27,914,760	29,335,420
Tujunga & Ventura (Studio City)	7,115,460	11,890,900	8,493,260	13,852,800	15,608,720	25,743,700
Lankershim & Vineland (North Hollywood)	13,789,200	15,979,300	15,287,340	16,763,160	29,076,540	32,742,460
Control Area - Lankershim & Whipple	11,168,200	18,169,000	14,744,280	18,823,200	25,912,480	36,992,200

	Land		Improvements		Total	
City of L.A.	8,303,456,720	11,216,558,900	9,692,014,680	13,464,660,940	17,995,471,400	24,681,219,84

APPENDIX A
(Sheet 2)

Changes in Assessed "Market" Value of Commercial Properties, 1970-76; Areas of Concentration of Adult Entertainment Businesses and Corresponding Control Areas

Areas of Concentration ("Nodes") and Control Areas	Assessed "Market" Values Commercially Zoned Property					
	Land		Improvements		Total	
	1970	1976	1970	1976	1970	1976
Santa Monica & Western	6,093,600	6,064,600	4,606,880	4,999,800	10,700,480	11,064,400
Control Area - Santa Monica and Vermont	4,748,500	4,153,400	2,778,800	2,893,700	7,527,300	7,047,100
Hollywood & Western	6,628,400	6,461,500	3,739,420	3,722,400	10,367,820	10,183,900
Control Area - Hollywood & Highland	13,547,420	16,936,300	18,608,880	16,525,640	32,156,300	33,461,940
Selma & Cahuenga	25,581,200	31,192,000	28,319,380	22,998,660	53,900,580	54,190,660
Control Area - Hollywood & Gower	11,056,780	12,944,100	9,645,980	7,984,840	20,702,760	20,928,940
Tujunga & Ventura (Studio City)	1,373,000	1,637,200	941,000	1,184,100	2,314,000	2,821,300
Lankershim & Vineland (North Hollywood)	2,709,800	2,689,100	3,646,360	3,789,100	6,356,160	6,478,200
Control Area - Lankershim and Whipple	2,485,500	4,530,700	4,088,740	3,828,900	6,574,248	8,359,600

	Land		Improvements		Total	
	1970	1976	1970	1976	1970	1976
City of Los Angeles	1,530,432,100	1,718,169,310	1,712,362,980	1,943,843,290	3,242,795,080	3,662,012,600

Source: City's Land Use Planning and Management System (LUPAMS) computer file

CITY OF LOS ANGELES
CALIFORNIA
[LOGO]
TOM BRADLEY
MAYOR

[Names And Address Omitted In Printing]

APPENDIX B

March 14, 1977

REQUEST FOR YOUR ASSISTANCE IN OBTAINING INFORMATION REGARDING "ADULT ENTERTAINMENT ESTABLISHMENTS"

The Los Angeles City Council has recently requested the Department of City Planning, in cooperation with the Police Department and other City agencies, to conduct a study concerning "adult entertainment" businesses.

Because of your particular knowledge of the businesses in the vicinity of your adress [sic], we are requesting that you answer the questions on the attached questionnaire. These questions relate to the effect of adult entertainment establishments on other businesses and neighborhoods in the surrounding area. The results of the questionnaire will be of great value to us in conducting this study.

Please return your completed questionnaire in the stamped envelope provided before April 1, 1977.

If you have any questions about the study or wish to discuss this matter with Planning Department staff members, please call 485-3508.

We greatly appreciate your cooperation in assisting us in this survey.

Original signed by Calvin S. Hamilton

CALVIN S. HAMILTON
Director of Planning

CSH:CSR:cd
0417B/0029A

ADULT ENTERTAINMENT QUESTIONNAIRE

Los Angeles City Planning Department

May 9, 1977

Please answer the seven questions below by checking the appropriate spaces. Feel free to write comments in the space provided or on a separate sheet.

For the purposes of this study, an adult entertainment establishment includes businesses such as: adult bookstores; nude or topless dancing establishments; massage parlors; adult theatres showing X-rated movies; "peep shows"; so-called adult motels, and bars with X-rated entertainment.

1. What overall effect do you feel that adult entertainment establishments have on a neighborhood:

   Effect on the businesses condition (sales & profits) in the area:

   positive___ negative___ no effect___

   Comments/Examples:

   Effect on homes (value & appearance) in the area immediately adjacent to adult entertainment businesses:

   positive___ negative___ no effect___

Effect on homes (values & appearance) in the area located 500 feet or more from adult entertainment businesses:

positive___ negative___ no effect___

Comments/Examples:

2. Do you feel the establishment of adult entertainment facilities in the vicinity of your business has had any of the following effects? (Please check all those effects which you feel have occurred.)

___ no effect
___ lower rents
___ vacant businesses
___ tenants moving out
___ complaints from customers
___ less crime
___ more crime
___ improved neighborhood appearance
___ deteriorated neighborhood appearance
___ other (please specify) _____
___ decreased property values
___ increased property values
___ lower taxes
___ higher taxes
___ decreased business activity

___ increased business

___ more litter

Please list specific examples relating to any box checked, immediately above.

3. What are the hours of operation of your business? ___

4. Have you seriously considered moving your business elsewhere because of nearby concentrations of adult entertainment businesses?

___ yes ___ no

Why?

5. Would you consider expanding in your current location?

___ yes ___ no; if not, why?___

_____

_____

_____

6. What types of adult entertainment establishments are there in your area? (Please check all appropriate boxes.)

___ adult bookstores

___ massage parlors

___ peep shows

___ bars with X-rated entertainment

___ nude or topless dancing

___ adult theatres

___ adult motels

How far from your business is the nearest adult entertainment establishment? ___

Thank you for your cooperation. Please return this questionnaire to:

City of Los Angeles
Department of City Planning
200 North Spring Street
Room 513, City Hall
Los Angeles, CA 90012

Name _____
(Business) _____
Address _____
_____

_____

CITY OF LOS ANGELES
CALIFORNIA
[SEAL]
TOM BRADLEY
MAYOR

[Names and Addresses Omitted in Printing]

APPENDIX C

March 14, 1977

REQUEST FOR YOUR ASSISTANCE IN OBTAINING INFORMATION REGARDING "ADULT ENTERTAINMENT" ESTABLISHMENTS

The Los Angeles City Council has recently requested the Department of City Planning, in cooperation with the Police Department and other City agencies, to conduct a study concerning "adult entertainment" businesses.

Because of your particular knowledge of the businesses in the vicinity of your address, we are requesting that you answer the questions on the attached questionnaire. These questions relate to the effect of adult entertainment establishments on other businesses and neighborhoods in the surrounding area. The results of the questionnaire will be of great value to us in conducting this study.

Please return your completed questionnaire in the stamped envelope provided before April 1, 1977.

If you have any questions about the study or wish to discuss this matter with Planning Department staff members, please call 485-3508.

We greatly appreciate your cooperation in assisting us in this survey.

/s/ Calvin S. Hamilton
CALVIN S. HAMILTON
Director of Planning

CSH:CSR:lme

ADULT ENTERTAINMENT QUESTIONNAIRE

Los Angeles City Planning Department

March 14, 1977

Please give your opinion regarding questions set forth below by checking the appropriate spaces and providing comments in the space provided or on a separate sheet.

For the purposes of this study, "adult entertainment establishments" include businesses such as: adult bookstores, nude or topless dancing establishments; message parlors; adult theaters showing X-rated movies; "peep shows"; so-called adult motels and bars with X-rated entertainment.

EFFECT ON SURROUNDING BUSINESSES

1. What effect does the concentration of adult entertainment establishments have on the *market value* of business property (land, structures, fixtures, etc.) located in the vicinity of such establishments?

   increase in value ___
   decrease in value ___
   no effect ___

   Comments/examples: (Please cite specific examples, including available data.)

2. What effect does the concentration of adult entertainment establishments have on the rental value of business property located in the vicinity of such establishments?

increase in value ___
decrease in value ___
no effect___

Comments/examples: (Please cite specific examples, including available data.)

3. What effect does the concentration of adult entertainment establishments have on the rentability/saleability of business property located in the vicinity (length of time required to rent or sell property; rate of lessee/buyer turnover; types of businesses of prospective lessees/buyers; conditions of sale or lease, etc.)?

increase in rentability/saleability _____
decrease in rentability/saleability _____
no effect _____

Comments/examples: (Please cite specific examples, including available data.)

4. What effect does the concentration of adult entertainment establishments have on the annual *income of businesses* located in the vicinity of such establishments?

increased income ___
decreased income ___
no effect ___

Comments/examples: (Please cite specific examples, including available data.)

5. Have any business owners or proprietors considered relocating or not expanding their businesses because of the nearby concentration of adult entertainment establishments?

Yes ___
No ___
Not known___

If yes, please indicate the specific reason, if known.

6. In recent years, has the commercial vitality (sales, profits, etc.) of any area in the City of Los Angeles been affected in any way by the nearby concentration of adult entertainment establishments?

Yes ___
No ___
Not known ___

If yes, which areas?

Comments/examples: (Please cite effects and provide available data.)

EFFECT ON SURROUNDING RESIDENTIAL PROPERTIES

7. What effect does the concentration of adult entertainment establishments have on the market value of private residences located within the following distances from such establishments?

	Increase	Decrease	No Effect
Less than 500 feet	___	___	___
500 – 1000 feet	___	___	___
More than 1000 feet	___	___	___

Comments/examples: (Please cite specific examples, including available data.)

8. What effect does the concentration of adult entertainment establishments have on the *rental value* of residential income property located within the following distances from such establishments?

	Increase	Decrease	No Effect
Less than 500 feet	___	___	___
500 – 1000 feet	___	___	___
More than 1000 feet	___	___	___

Comments/examples: (Please cite specific examples, including available data.)

9. What effect does the concentration of adult entertainment establishments have on the rentability/saleability of residential property located within the following distances from such establishments?

	Increase	Decrease	No Effect
Less than 500 feet	___	___	___
500 – 1000 feet	___	___	___
More than 1000 feet	___	___	___

Comments/examples: (Please cite specific examples, including available data.)

OVERALL EFFECTS

10. In regard to the questions set forth above, please describe the effects which you believe the concentration of adult entertainment businesses has on each of the following:

Property values of surrounding:

Commercial property _____
Residential property _____

Rental values of surrounding:

Commercial property _____
Residential property _____

Vacancies

Number _____
Length _____

Rate of tenant turnover _____

Annual business income _____

Complaints from customers and residents due to concentration _____

_____

Neighborhood appearance _____

Crime _____

Litter _____

Other (please specify _____

_____

Thank you for your cooperation. Please return this questionnaire to:

City of Los Angeles
Department of City Planning
200 North Spring Street
Room 516, City Hall
Los Angeles, CA 90012

Name _____
Organization _____
Address _____

Do you wish to be notified of the public hearing on this matter?

_____

APPENDIX D-1

May 3, 1977

Concerned Members of the Public

ADULT ENTERTAINMENT STUDY

We wish to thank you for your interest in the above matter. Recently, residents of the Studio City area have received *erroneous* information regarding the activities of this Department. Specifically, they have been informed that it is our intent to create an "adult entertainment zone" on Ventura Boulevard. This information is not correct.

In January of this year, the Los Angeles City Council instructed the Planning Department to conduct a study to determine whether so-called "adult entertainment" establishments, where they exist in concentration, tend to have a deteriorating or blighting effect on adjacent properties and areas. Since that time, the Department staff has been evaluating data from the public and governmental agencies to determine whether evidence of such effects exists.

Within the next two months, the analysis of the information gathered will be presented to the Los Angeles City Council which will make a decision as to whether adoption of regulations is appropriate.

We regret that you were sent alarming erroneous information; if you have any further questions, please call my staff at 485-3508 or 485-3868.

(Original signed by)

CALVIN S. HAMILTON
Director of Planning

CSH:RJ:mw

_____

APPENDIX D-2

From the Desk of
MORT ALLEN

URGENT. . . . . .

Studio City (Ventura Blvd) has one of the largest concentrations of "ADULT ENTERTAINMENT MOTELS" in Los Angeles.

The attached Press Release and Questionnaire was not, to our knowledge, published in ANY locally circulated newspaper.

The hearings will be held in Hollywood & Northridge – WHY not in the Studio City area? (need we say more)

We URGENTLY request that you and your neighbors attend BOTH meetings and ALSO call or send telegrams to our elected leaders:

Joel Wachs, City Councilman
Tom Bradley, Mayor
Burt Pines, City Attorney
John Van de Camp, District Attorney
Ted Goldberg, President of Studio City Chamber of Commerce

WE ALL HAVE TOO MUCH INVESTED IN OUR PROPERTIES TO ALLOW *ANY* "RED LIGHT DISTRICTS" ANYWHERE IN THE CITY OF LOS ANGELES, AND ESPECIALLY IN THE SAN FERNANDO VALLEY.

Mort Allen
Dori Phillips
Karen Misraje
Karen Rosen
Linda Tarlow

Allen Realty INC

12516 VENTURA BLVD. • STUDIO CITY, CALIF. 91604

POPLAR 9-4444

CC opposes X-rated Ventura Blvd. zone

A proposal to designate certain areas of Ventura Boulevard as an "adult entertainment zone" shocked members of the Studio City Chamber of Commerce Board of Directors when announced at their Wednesday meeting.

Community activist Mort Allen read a notice from the Los Angeles City Planning Department announcing public meetings to be held on the proposal to create special districts for X-rated entertainment.

Howard Raphael, field deputy for Second District Councilman Joel Wachs, said Wachs would oppose designating a portion of Ventura Boulevard as an adult entertainment zone.

PRIVATELY DISTRIBUTED QUESTIONNAIRE
(Note: Not a portion of Planning Department Study)

- RESPONSES -

Total no. of responses = 197

Question	Response		
1. What effect does the concentration of adult entertainment establishments have on the market value of business property (land, structures, fixtures, etc.) located in the vicinity of such establishments?	increase in value	2	
	decrease in value	178	(90.4%)
	no effect	2	
2. What effect does the concentration of adult entertainment establishments have on the rental value of business property located in the vicinity of such establishments?	increase in value	2	
	decrease in value	169	(85.8%)
	no effect	3	
3. What effect does the concentration of adult entertainment establishments have on the rentability/saleability of business property located in the vicinity (length of time required to rent or sell property; rate of lessees/buyer turnover; conditions of sale or lease, etc.)?	increase in rentability/ saleability	2	
	decrease in rentability/ saleability	161	(81.7%)
	no effect	3	
4. What effect does the concentration of adult entertainment establishments have on the annual income of businesses located in the vicinity of such establishments?	increased income	2	
	decreased income	149	(75.6%)
	no effect	5	
5. Have any business owners or proprietors considered relocating or not expanding their businesses because of the nearby concentration of adult entertainment establishments?	yes	71	(36.9%)
	no	4	(4.9%)
	not known	96	(48.7%)
6. In recent years, has the commercial vitality (sales, profits, etc.) of any area in the City of Los Angeles been affected in any way by the nearby concentration of adult entertainment establishments?	yes	100	(50.8%)
	no.	57	(28.9%)
	not known	___	(35.8%)

7. What effect does the concentration of adult entertainment establishments have on the market value of private residences located within the following distances from such establishments?

	Increase	Decrease	No effect	Total
Less than 500 feet	-	148 (100%)	-	148
500 - 1000 feet	-	145 (100%)	-	145
More than 1000 feet	-	142 (95.9%)	-	148

8. What effect does the concentration of adult entertainment establishments have on the rental value of residential income property located within the following distances from such establishments?

	Increase	Decrease	No effect	Total
Less than 500 feet	-	143 (99.3%)	1	144
500 - 1000 feet	-	138 (98.6%)	2 (1.4%)	140
More than 1000 feet	-	133 (95%)	7 (50%)	140

9. What effect does the concentration of adult entertainment establishments have on the rentability/saleability of residential property located within the following distances from such establishments?

	Increase	Decrease	No effect	Total
Less than 500 feet	-	147 (100%)	-	147
500 - 1000 feet	-	141 (99.3%)	-	142
More than 1000 feet	-	141 (97.2%)	-	145

10. (Not tabulated)

In summary, the respondents felt that the subject businesses have a decidedly adverse impact on surrounding businesses and residential properties and the large majority believe that the adverse effect extends beyond the 1000-foot radius.

Comments indicate concern for:

1. personal safety, e.g. assaults
2. moral effect on children
3. safety of property, e.g. vandalism, robbery, etc.
4. neighborhood appearance. Adult entertainment establishments were described variously as tawdry, tacky, garish, seedy, messy, neglected, untidy, blighted, unkempt.
5. litter, e.g. cans, bottles, newpapers, etc., strewn about public and private property, especially heavy after Saturday night.
6. spillover parking into residential areas. On-site parking is often inadequate. Customers seeking anonymity park at a distance away from any given establishment, on residential streets.
7. graffiti on public and private property.

APPENDIX E

SANTA MONICA BOULEVARD & WESTERN AVENUE

	NODE		CITYWIDE	
POPULATION	**1960**	**1970**	**1960**	**1970**
Total Population	18,484	19,033	2,479,015	2,811,801
Black	38	340	334,916	503,606
Percentage	0.2	1.8	13.5	17.9
Spanish	540	3,833	260,399	518,791
Percentage	3.7	20.1	10.5	18.5
Median Age	42.1	38.0	33.2	30.6
Persons 0-17	2,190	3,126	756,640	849,246
Percentage	11.8	16.4	30.5	30.2
Persons 65+	2,437	3,334	253,993	283,395
Percentage	13.1	17.5	10.2	10.1
No. of Husband & Wife Families	3,153	3,380	545,109	553,564
No. of Unrelated Individuals	3,833	6,190	329,977	421,701
Average Household Size	1.95	1.90	2.77	2.68
HOUSING				
Total Units	9,859	10,667	935,507	1,074,173
Singles	2,938	1,919	559,745	560,378
Percentage	30.0	18.0	59.0	52.0
Multiples	6,921	8,748	375,762	510,261
Percentage	70.0	82.0	40.0	47.4
Built Pre-1939	7,039	5,736	481,797	328,988
All Occupied Units	9,226	9,962	876,010	1,024,835
Owner	1,330	1,078	404,652	419,801
Percentage	14.0	11.0	50.0	39.0
Renter	7,896	8,986	471,358	607,573
Percentage	86.0	89.0	43.0	56.4
ECONOMICS				
Median Family Income	5,699	7,713	6,896	10,535
Median School Years Completed	12.1	12.3	12.1	12.4
Median Value Owner Occupied in $	16,450	25,825	17,300	26,700
Median Rent in $	77	105	78	114
Total Employed	9,370	9,113	126,276	1,150,796
Unemployed	900	912	6,914	86,802
Percentage	9.6	10.0	5.5	7.5

LANKERSHIM BOULEVARD & WHIPPLE STREET
(Valley Control Area)

	NODE		CITYWIDE	
POPULATION	1960	1970	1960	1970
Total Population	5,497	5,897	2,479,015	2,811,801
Black	9	2	334,916	503,606
Percentage	0.0	.1	13.5	17.9
Spanish	100	439	260,399	518,791
Percentage	1.8	7.4	10.5	18.5
Median Age	42.1	41.6	33.2	30.6
Persons 0-17	1,106	1,091	756,640	849,246
Percentage	20.1	18.5	30.5	30.2
Persons 65+	729	1,076	253,993	283,395
Percentage	13.3	18.2	10.2	10.1
No. of Husband & Wife Families	1,371	1,301	545,109	553,564
No. of Unrelated Individuals	841	1,337	329,977	421,701
Average Household Size	2.36	2.11	2.77	2.68
HOUSING				
Total Units	2,520	2,865	935,507	1,074,173
Singles	1,289	1,082	559,745	560,378
Percentage	51.2	37.8	59.0	52.0
Multiples	1,231	1,783	375,762	510,261
Percentage	48.8	62.2	40.0	47.4
Built Pre-1939	898	813	481,797	328,988
All Occupied Units	2,328	2,790	876,010	1,024,835
Owner	1,076	989	404,652	419,801
Percentage	46.2	35.4	50.0	39.0
Renter	1,252	1,801	471,358	607,573
Percentage	53.8	64.6	43.0	56.4
ECONOMICS				
Median Family Income	8,086	13,154	6,896	10,535
Median School Years Completed	12.6	12.6	12.1	12.4
Median Value Owner Occupied in $	22,350	37,700	17,300	26,700
Median Rent in $	92	136	78	114
Total Employed	2,574	2,736	126,276	1,150,796
Unemployed	177	280	6,914	86,802
Percentage	6.9	10.2	5.5	7.5

HOLLYWOOD & WESTERN

	NODE		CITYWIDE	
POPULATION	1960	1970	1960	1970
Total Population	6,860	8,438	2,479,015	2,811,801
Black	3	72	334,916	503,606
Percentage	-	.1	13.5	17.9
Spanish	183	909	260,399	518,791
Percentage	2.6	10.7	10.5	18.5
Median Age	43.9	41.3	33.2	30.6
Persons 0-17	576	803	756,640	849,246
Percentage	8.3	9.4	30.5	30.2
Persons 65+	1,158	1,644	253,993	283,395
Percentage	16.8	19.4	10.2	10.1
No. of Husband & Wife Families	1,306	1,408	545,109	553,564
No. of Unrelated Individuals	2,805	3,602	329,977	421,701
Average Household Size	1.76	1.62	2.77	2.68
HOUSING				
Total Units	6,773	8,044	935,507	1,074,173
Singles	764	702	559,745	560,378
Percentage	11 3	8.7	59.0	52.0
Multiples	5,818	7,559	375,762	510,261
Percentage	85.9	94.0	40.0	47.4
Built Pre-1939	3,731	3,037	481,797	328,988
All Occupied Units	5,996	7,506	876,010	1,024,835
Owner	394	420	404,652	419,801
Percentage	5.6	5.6	50.0	39.0
Renter	5,602	7,137	471,358	607,573
Percentage	93.4	94.4	43.0	56.4
ECONOMICS				
Median Family Income	6,429	8,537	6,896	10,535
Median School Years Completed	12.5	12.6	12.1	12.4
Median Value Owner Occupied in $	22,200	37,333	17,300	26,700
Median Rent in $	92	123	78	114
Total Employed	6,535	6,745	126,276	1,150,796
Unemployed	481	575	6,914	86,802
Percentage	7.4	8.5	5.5	7.5

SANTA MONICA BOULEVARD & VERMONT AVENUE

	NODE		CITYWIDE	
POPULATION	1960	1970	1960	1970
Total Population	16,855	15,736	2,479,015	2,811,801
Black	510	1,287	334,916	503,606
Percentage	3.0	8.2	13.5	17.9
Spanish	869	3,936	260,399	518,791
Percentage	5.2	25.0	10.5	18.5
Median Age	38.8	34.2	33.2	30.6
Persons 0-17	2,482	2,751	756,640	849,246
Percentage	14.7	17.5	30.5	30.2
Persons 65+	2,830	2,432	253,993	283,395
Percentage	16.8	15.5	10.2	10.1
No. of Husband & Wife Families	3,343	2,720	545,109	553,564
No. of Unrelated Individuals	4,881	4,818	329,977	421,701
Average Household Size	2.04	2.01	2.77	2.68
HOUSING				
Total Units	8,866	7,982	935,507	1,074,173
Singles	2,655	1,913	559,745	560,378
Percentage	30.0	24.0	59.0	52.0
Multiples	5,531	6,081	375,762	510,261
Percentage	62.4	76.2	40.0	47.4
Built Pre-1939	6,589	4,093	481,797	328,988
All Occupied Units	8,274	7,636	876,010	1,024,835
Owner	1,404	896	404,652	419,801
Percentage	17.0	11.7	50.0	39.0
Renter	6,870	6,748	471,358	607,573
Percentage	83.0	88.4	43.0	56.4
ECONOMICS				
Median Family Income	5,901	8,142	6,896	10,535
Median School Years Completed	12.2	12.5	12.1	12.4
Median Value Owner Occupied in $	15,975	24,100	17,300	26,700
Median Rent in $	76	103	78	114
Total Employed	9,073	6,528	126,276	1,150,796
Unemployed	595	465	6,914	86,802
Percentage	6.6	7.1	5.5	7.5

SELMA AVENUE CAHUENGA BOULEVARD

	NODE		CITYWIDE	
POPULATION	1960	1970	1960	1970
Total Population	14,886	13,827	2,479,015	2,811,801
Black	43	342	334,916	503,606
Percentage	.3	2.5	13.5	17.9
Spanish	840	1,822	260,399	518,791
Percentage	5.6	13.2	10.5	18.5
Median Age	43.3	39.8	33.2	30.6
Persons 0-17	1,309	1,248	756,640	849,246
Percentage	8.8	9.0	30.5	30.2
Persons 65+	2,896	2,712	253,993	283,395
Percentage	19.5	19.6	10.2	10.1
No. of Husband & Wife Families	2,406	1,876	545,109	553,564
No. of Unrelated Individuals	6,631	5,951	329,977	421,701
Average Household Size	1.68	1.60	2.77	2.68
HOUSING				
Total Units	10,022	9,680	935,507	1,074,173
Singles	1,714	1,140	559,745	560,378
Percentage	17.1	11.8	59.0	52.0
Multiples	8,110	8,533	375,762	510,261
Percentage	80.9	88.2	40.0	47.4
Built Pre-1939	7,197	5,161	481,797	328,988
All Occupied Units	8,958	8,658	876,010	1,024,835
Owner	812	683	404,652	419,801
Percentage	9.1	7.9	50.0	39.0
Renter	8,164	7,965	471,358	607,573
Percentage	91.1	92.1	43.0	56.4
ECONOMICS				
Median Family Income	5,535	7,584	6,896	10,535
Median School Years Completed	12.2	12.5	12.1	12.4
Median Value Owner Occupied in $	20,125	30,925	17,300	26,700
Median Rent in $	80	111	78	114
Total Employed	8,112	6,990	126,276	1,150,796
Unemployed	998	943	6,914	86,802
Percentage	12.3	13.5	5.5	7.5

TUJUNGA BOULEVARD & VENTURA BOULEVARD

	NODE		CITYWIDE	
POPULATION	1960	1970	1960	1970
Total Population	17,544	11,599	2,479,015	2,811,801
Black	50	44	334,916	503,606
Percentage	.3	.4	13.5	17.9
Spanish	398	758	260,399	518,791
Percentage	2.3	6.5	10.5	18.5
Median Age	39.6	38.7	33.2	30.6
Persons 0-17	3,638	2,137	756,640	849,246
Percentage	20.7	18.4	30.5	30.2
Persons 65+	1,368	1,232	253,993	283,395
Percentage	7.8	10.6	10.2	10.1
No. of Husband & Wife Families	4,526	2,664	545,109	553,564
No. of Unrelated Individuals	3,100	2,832	329,977	421,701
Average Household Size	2.36	2.17	2.77	2.68
HOUSING				
Total Units	8,110	5,529	935,507	1,074,173
Singles	4,520	2,716	559,745	560,378
Percentage	55.7	49.1	59.0	52.0
Multiples	3,590	2,813	375,762	510,261
Percentage	44.3	50.9	40.0	47.4
Built Pre-1939	2,058	1,009	481,797	328,988
All Occupied Units	7,548	5,367	876,010	1,024,835
Owner	3,904	2,463	404,652	419,801
Percentage	51.4	45.9	50.0	39.0
Renter	3,644	2,904	471,358	607,573
Percentage	48.3	54.1	43.0	56.4
ECONOMICS				
Median Family Income	9,956	15,672	6,896	10,535
Median School Years Completed	12.6	12.9	12.1	12.4
Median Value Owner Occupied in $	23,700	39,650	17,300	26,700
Median Rent in $	98	142	78	114
Total Employed	8,800	5,965	126,276	1,150,796
Unemployed	584	504	6,914	86,802
Percentage	6.7	8.4	5.5	7.5

HOLLYWOOD BOULEVARD AND HIGHLAND AVENUE

	NODE		CITYWIDE	
POPULATION	1960	1970	1960	1970
Total Population	11,438	12,016	2,479,015	2,811,801
Black	38	326	334,916	503,606
Percentage	.3	2.7	13.5	17.9
Spanish	357	1,509	260,399	518,791
Percentage	3.1	12.6	10.5	18.5
Median Age	44.5	41.0	33.2	30.6
Persons 0-17	832	970	756,640	849,246
Percentage	7.3	8.1	30.5	30.2
Persons 65+	2,281	2,379	253,993	283,395
Percentage	19.9	19.8	10.2	10.1
No. of Husband & Wife Families	1,718	1,606	545,109	553,564
No. of Unrelated Individuals	5,768	6,408	329,977	421,701
Average Household Size	1.57	1.56	2.77	2.68
HOUSING				
Total Units	8,261	8,835	935,507	1,074,173
Singles	1,169	858	559,745	560,378
Percentage	14.2	9.7	59.0	52.0
Multiples	7,067	7,958	375,762	510,261
Percentage	85.5	90.1	40.0	47.4
Built Pre-1939	5,768	4,344	481,797	328,988
All Occupied Units	7,322	7,756	876,010	1,024,835
Owner	559	559	404,652	419,801
Percentage	7.6	7.2	50.0	39.0
Renter	6,781	7,197	471,358	607,573
Percentage	92.4	92.8	43.0	56.4
ECONOMICS				
Median Family Income	5,792	7,510	6,896	10,535
Median School Years Completed	12.3	12.6	12.1	12.4
Median Value Owner Occupied in $	23,000	33,300	17,300	26,700
Median Rent in $	85	117	78	114
Total Employed	6,469	6,177	126,276	1,150,796
Unemployed	861	878	6,914	86,802
Percentage	13.3	14.2	5.5	7.5

HOLLYWOOD BOULEVARD AND GOWER STREET

	NODE		CITYWIDE	
POPULATION	**1960**	**1970**	**1960**	**1970**
Total Population	7,067	2,342	2,479,015	2,811,801
Black	9	53	334,916	503,606
Percentage	.1	2.3	13.5	17.9
Spanish	292	311	260,399	518,791
Percentage	4.1	13.3	10.5	18.5
Median Age	45.2	37.3	33.2	30.6
Persons 0-17	567	227	756,640	849,246
Percentage	8.0	9.7	30.5	30.2
Persons 65+	1,445	325	253,993	283,395
Percentage	20.4	13.9	10.2	10.1
No. of Husband & Wife Families	1,316	336	545,109	553,564
No. of Unrelated Individuals	2,707	1,155	329,977	421,701
Average Household Size	1.74	1.64	2.77	2.68
HOUSING				
Total Units	4,334	1,571	935,507	1,074,173
Singles	669	226	559,745	560,378
Percentage	15.4	14.4	59.0	52.0
Multiples	3,463	1,365	375,762	510,261
Percentage	84.6	85.6	40.0	47.4
Built Pre-1939	2,778	726	481,797	328,988
All Occupied Units	3,924	1,446	876,010	1,024,835
Owner	345	93	404,652	419,801
Percentage	8.8	6.4	50.0	39.0
Renter	3,579	1,353	471,358	607,573
Percentage	91.2	93.6	43.0	56.4
ECONOMICS				
Median Family Income	6,102	8,515	6,896	10,535
Median School Years Completed	12.4	12.4	12.1	12.4
Median Value Owner Occupied in $	21,750	27,600	17,300	26,700
Median Rent in $	84	112	78	114
Total Employed	3,885	1,430	126,276	1,150,796
Unemployed	380	148	6,914	86,802
Percentage	9.8	10.3	5.5	7.5

LANKERSHIM BOULEVARD & VINLAND AVENUE

	NODE		CITYWIDE	
POPULATION	**1960**	**1970**	**1960**	**1970**
Total Population	7,600	9,344	2,479,015	2,811,801
Black	1	0	334,916	503,606
Percentage	0	0	13.5	17.9
Spanish	263	146	260,399	518,791
Percentage	3.5	1.6	10.5	18.5
Median Age	41.9	38.7	33.2	30.6
Persons 0-17	1,551	1,697	756,640	849,246
Percentage	20.4	18.2	30.5	30.2
Persons 65+	1,268	1,674	253,993	283,395
Percentage	16.7	17.9	10.2	10.1
No. of Husband & Wife Families	1,833	1,963	545,109	553,564
No. of Unrelated Individuals	1,325	2,521	329,977	421,701
Average Household Size	2.35	1.70	2.77	2.68
HOUSING				
Total Units	3,558	4,897	935,507	1,074,173
Singles	1,705	1,359	559,745	560,378
Percentage	47.9	27.8	59.0	52.0
Multiples	1,853	3,538	375,762	510,261
Percentage	52.1	72.2	40.0	47.4
Built Pre-1939	1,501	1,369	481,797	328,988
All Occupied Units	2,711	4,677	876,010	1,024,835
Owner	1,213	1,143	404,652	419,801
Percentage	44.7	24.4	50.0	39.0
Renter	2,098	3,534	471,358	607,573
Percentage	55.3	75.6	43.0	56.4
ECONOMICS				
Median Family Income	6,690	9,471	6,896	10,535
Median School Years Completed	11.9	12.4	12.1	12.4
Median Value Owner Occupied in $	17,800	25,450	17,300	26,700
Median Rent in $	86	118	78	114
Total Employed	3,483	4,452	126,276	1,150,796
Unemployed	267	291	6,914	86,802
Percentage	7.7	6.5	5.5	7.5

Temporary file
CITY OF LOS ANGELES
CALIFORNIA
[SEAL]
TOM BRADLEY
MAYOR

[Names and addresses omitted in Printing]

WHEN MAKING INQUIRIES RELATIVE TO THIS MATTER, REFER TO FILE NO. 74-4521
77-2919 & S1 CPC 26475

August 9, 1977

City Planning Department
City Attorney
Police Commission
Dept. of Building & Safety
City Clerk
Tax & Permit Division

ADULT ENTERTAINMENT ESTABLISHMENTS

At the meeting of the Council held July 28, 1977, the attached report of the Planning Committee was adopted.

At the meeting of the Council held August 9, 1977, ordinance mentioned in the attached report was presented and adopted.

/s/ Rex E. Layton

City Clerk
cm
attachment

File No. 74-4521

TO THE COUNCIL OF THE
CITY OF LOS ANGELES

Your PLANNING Committee
reports as follows:

On July 26, 1977, the Planning Committee considered a comprehensive study (orange book) submitted by the Director of Planning and a proposed moratorium prepared by the City Attorney relative to the concentration of so-called "adult entertainment" establishments, and the effect of such businesses on the citizens of Los Angeles.

CPC 26475

Some cities in the United States have adopted ordinances generally calling for either dispersal or concentration of such adult entertainment establishments. Early this year, the Los Angeles City Council instructed the City Planning Department and other concerned City agencies to study the subject of adult entertainment establishments in the City in order to determine whether concentration of such businesses have a detrimental effect on the areas in which they are located.

It is the opinion of your Committee that a "Detroit" type ordinance could be effective in battling the proliferation of sex parlors and may also discourage the opening of new ones. In addition, a stopgap ordinance should be adopted to prevent new businesses until a final ordinance can be drafted by the City Attorney's Office.

Therefore, after careful consideration, the Planning Committee feels that an ordinance similar to that adopted by the City of Detroit for dispersal of such businesses should be prepared by the City Attorney with the cooperation of the Planning Department; they were so instructed. In the

meantime, the Council should adopt an emergency ordinance declaring a moratorium.

In view of the above, and in order to keep sex-oriented businesses from clustering in various areas of the City, we RECOMMEND that the ordinance accompanying the Council file, approved by the City Attorney as to form and legality and approved by the City Planning Commission, declaring a four-month moratorium on the establishment of "adult entertainment" businesses* in the City of Los Angeles BE PLACED UPON ITS PASSAGE; said ordinance to carry an urgency clause pursuant to Section 281 of the City Charter.

Respectfully submitted,
PLANNING COMMITTEE

* Adult Bookstores
Adult Mini Motion Picture Theaters
Adult motels
Adult Motion Picture Arcades
Adult Motion Picture Theaters
Cabarets
Massage Parlors
Motel Studios
Sexual Encounter Centers

AEl:mw
7-28-77
CPC 26475
Ordinance

———

See C.F. 74-4521-5.6 for further developments on this subject.

Use CPC 28028

CITY OF LOS ANGELES
CALIFORNIA
[SEAL]
TOM BRADLEY
MAYOR

74-4521 S-3
72-4167 (CPC 24580)

[Name And Address Omitted In Printing]

January 12, 1977

City Planning Department (with file)
Controller
Data Service Bureau
City Attorney
Board of Zoning Appeals
Police Commission (attention: Marjorie Harned)
Cultural Heritage Board – Room 1500, City Hall

ARCHITECTURAL DISTRICTS

At the meeting of the Council held January 12, 1977, the attached report of the PLANNING COMMITTEE was adopted.

/s/ Rex E. Layton

City Clerk
aw
attach.

File No. 74-4521 S-3
72-4167

TO THE COUNCIL OF THE
CITY OF LOS ANGELES

Your PLANNING Committee reports as follows:

On April 7, 1976, the City Council adopted a Finance Committee report (CF 76-48) to the effect that . . . no City department may undertake a study where the cost would exceed $5,000 without approval from the Council. . . .

On November 30, 1976, your Committee considered the following three matters:

1. The Detroit decision governing adult entertainment e.g. pornography, pornographic theaters as well as adult book stores, etc. (CF 75-4521, S-2, S-2A, S-2B and S-4).
2. The Planning Department Work Program
3. Architectural Districts (CF 72-4167, CPC 24580)

The foregoing was reviewed by your Committee with representatives of the Planning Department, Police Department and the City Attorney. They advised that the City should develop background information and statistics relative to the effects of concentration of adult entertainment establishments in order to have an adequate legal basis for possible future court action. Such information should include economic impact and blighting influences of such establishments. They also pointed out that at the present time the Code Studies Section of the Planning Department has many planning projects in process which have previously been assigned by the Council. Therefore, if the Council desires to proceed with a study

on the adult entertainment issue, many of these project studies will be delayed.

With respect to Item No. 3 above, your Committee feels that the report from the Director of Planning relating to Architectural Districts has merit and should be returned to the Planning Department for more study with the cooperation of the City Attorney and possibly the Cultural Heritage Board. We recognize the fact that work in this study could be delayed three to four months if the Council approves the pornographic study.

We realize that the pornographic issue is one of the major problems faced by our City. Citizen complaints to the Police Department and Council offices are never-ending. So called "porno operations," particularly when they are concentrated, lead to the deterioration of neighborhoods. The Detroit ordinance which involves zoning regulations has been upheld by the U.S. Supreme Court. This ordinance prohibits new commercial set ventures within 1000 feet of similar existing facilities, and the operator is required to obtain approval of 51% of the residents and owners of other businesses within 500 feet of the proposed sex location.

In order to approach the problem in a reasonable manner, it is our feeling that the pornographic study should be given top priority and that the Planning Department should be authorized to proceed with the study immediately at an estimated manpower allocation cost of $25,000 for an approximate three to four-month period.

In our opinion the City should make an effort to limit the spread of commercial sex businesses. In no way is this

proposal intended to censor the social values of our citizens as we realize that there are those who desire to visit such establishments. We do recognize that in the past few years the courts seem to frown upon anti-obscenity laws as an invasion of free expression.

Therefore, after careful consideration, we (two members present) RECOMMEND by the adoption of this report as follows:

1. In accordance with Council policy under CF 76-48, that the Planning Department be authorized to proceed with an approximate three to four-month study of the pornographic problem (estimated manpower allocation cost $25,000), and that other projects under study be delayed for such period of time.

2. That other involved City departments cooperate in providing information and assistance to the Planning Department during the preparation of said report.

We FURTHER RECOMMEND that Council File 72-4167 (CPC 24580) relating to Architectural Districts be transmitted to the Planning Department for further study with the assistance of the City Attorney and the Cultural Heritage Board (it being understood that work on such study may be delayed three to four months).

Respectfully submitted,

PLANNING COMMITTEE

AE1:mw
12-3-76

EXHIBIT 5

JAMES K. HAHN, City Attorney (SBN: 66073)
CAUDIA McGEE HENRY, Senior Assistant City Attorney
SHARON SIEDORF CARDENAS, Assistant City Attorney (SBN: 60011)
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Attorneys for Defendant
CITY OF LOS ANGELES

UNITED STATES DISTRICT COURT

CENTRAL DISTRICT OF CALIFORNIA

ALAMEDA BOOKS, INC., a California Corporation; and HIGHLAND BOOKS, INC., a California Corporation, Plaintiffs, vs. CITY OF LOS ANGELES, a municipal corporation, Defendant.	CASE NO. CV-95-7771 RG NOTICE OF REQUEST AND REQUEST FOR THE COURT TO TAKE JUDICIAL NOTICE; AND EXHIBITS IN OPPOSITION TO OSC RE PRELIMINARY INJUNCTION; AUTHORITY IN SUPPORT THEREOF (**VOLUME IV** of IV) **(Pages 555 to 841)** Date: December 18, 1995 Time: 3:00 p.m. Courtroom: 16

Dated: December 11, 1995

Respectfully submitted,

JAMES K. HAHN, City Attorney
CLAUDIA McGEE HENRY,
Sr. Assistant City Attorney
SHARON SIEDORF CARDENAS,
Assistant City Attorney
PATRICIA SHADE,
Deputy City Attorney

By /s/ Sharon Siedorf Cardenas
SHARON SIEDORF CARDENAS

Assistant City Attorney
Attorneys for Defendant
CITY OF LOS ANGELES

THE IMPACT OF SEX ORIENTED BUSINESSES ON THE POLICE PROBLEM IN THE CITY OF LOS ANGELES

Prepared by
Office of Special Services
Los Angeles Police Department

STATISTICAL REVIEW OF HOLLYWOOD AREA

1969 Through 1975

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INTRODUCTION

During the past several years, the City of Los Angeles has been confronted with the problem of proliferating sex oriented Adult Entertainment Establishments. This type of location includes, but is not limited to, massage parlors, adult movie theaters and arcades, adult bookstores, and other sexually oriented enterprises. It is believed that these businesses may have had blighting effects on both

business and residential communities, adversely impacting the general crime problem. Efforts to deal with this situation by the Police Department have been centered around criminal enforcement. However, it has become apparent that other methods must be utilized if the deleterious effects that sex oriented Adult Entertainment Establishments have on the City are to be curtailed. For this reason, the City Planning Department has commenced a survey to evaluate specifically what effect the clustering of these sex oriented Adult Entertainment Establishments has on the immediate environs, both socially and economically. This report is being submitted to the Planning Department as an addendum to the statistical data they have gathered as a legislative base for a City ordinance which would, by zoning, restrict the number of such establishments in a given area.

Similar efforts have been found constitutionally sound in the City of Detroit following the American Mini Theater, Inc., vs. Young case. The Hollywood Area has been selected for this study because the problem is most prevalent there due to the clustering and proliferation of the sex oriented Adult Entertainment Establishments during the past seven years.

This report statistically depicts the link between the clustering and proliferation of sex oriented Adult Entertainment Establishments in Hollywood, and the variety of criminal activity which follows. There are five sections to this report; the first section provides crime and arrest data for the Hollywood Area from 1969 through 1975, and compares the rate of increase with the remainder of the City. The remaining sections are letters and signatures from concerned businessmen, clergy, merchants, citizens,

and police officers. These individuals have lived or worked in the Hollywood Area for an extended period of time. Their letters express their opinions and observations relative to the blighting effects that the clustering of Adult Entertainment Establishments has upon the community of Hollywood.

SECTION 1

STATISTICAL REVIEW
HOLLYWOOD AREA

1969 Through 1975

This report presents an analysis of crime and arrests for the Hollywood Area compared with the City of Los Angeles for the period beginning 1969 and ending 1975. Comparison charts relating the 1969 statistics to those of 1975 are attached. This period of comparison embraces the years during which Adult Entertainment Establishments appeared and proliferated in the Hollywood Area.

CRIMES

Part I crimes are those criminal acts which most severly effect their victims; they include homicide, rape, aggravated assault, robbery, burglary, larceny, and vehicle theft. During the period of 1969 through 1975, reported incidents of Part I crimes in the Hollywood Area increased 7.6 percent while the City showed a 4.2 percent increase. In conformance to the overall trend, every Part I crime committed against a person, not against property, increased at a higher rate in Hollywood Area than in the City-wide total. Street robberies and 484 (Purse Snatches), wherein the victim was directly accosted by their

assailant, increased by 93.7 percent and 51.4 percent, respectively; the City-wide increase was 25.6 percent and 36.8 percent.

ARRESTS

Suspects arrested for Part I criminal acts in Hollywood Area increased 16.2 percent while the City dropped by 5.3 percent. This reveals that Hollywood Area was 21.5 percent over the City's total in the apprehension of serious criminals during the seven year period.

Equally alarming as the increase in Part I arrests, is the increase in Part II arrests (described on chart, P. 4) in Hollywood Area as opposed to the rest of the City. Hollywood increased in this category by 45.4 percent while the City rose but 3.4 percent.

Prostitution arrests in Hollywood Area increased at a rate 15 times greater than the City average. While the City showed a 24.5 percent hike, Hollywood bounded to a 372.3 percent increase in prostitution arrests.

Similarly, pandering arrests in Hollywood Area increased by 475.0 percent, three and one half times the City increase of 133.3 percent. (See note P. 5)

DEPLOYMENT

During the period included in this report, the City-wide deployment of police personnel rose by 21.2 percent. However, with the surge of crime in the Hollywood Area, deployment there increased by 32.5 percent, 11.3 percent higher than the rest of the City. Included in this figure is a

29.4 percent hike in uniformed officers and 35.6 percent rise in investigators to cope with the criminal elements.

COMMENTARY

This survey reflects a seven-year span during which time the Adult Entertainment Establishments in the Hollywood Area proliferated from a mere 11 establishments to an astonishing number of 88 such locations. The overall deleterious effect to the entire community is evident in the statistics provided. The overwhelming increase in prostitution, robberies, assaults, thefts, and the proportionate growth in police personnel deployed throughout Hollywood, are all representative of the blighting results that the clustering of Adult Entertainment Establishments has on the entire community. These adverse social effects not only infect the environs immediately adjacent to the parlors but creates a malignant atmosphere in which crime spreads to epidemic proportions.

1969 THROUGH 1975 SURVEY PERIOD
REPORTED CRIMES AND ARRESTS

	Hollywood Area			City-Wide		
Part I Offenses	1969	1975	% Change	1969	1975	% Change
Homicide	19	37	+94.7	377	574	+52.3
Rape	214	199	- 7.0	2,115	1,794	-15.2
Aggravated Assault	605	886	+46.4	14,798	14,994	+ 1.3
Robbery	905	1,591	+75.8	11,909	14,667	+23.2
Burglary	5,695	5,551	- 2.5	65,546	69,489	+ 6.0
Larceny	7,852	8,395	+ 6.9	89,862	93,478	+ 4.0
Auto Theft	2,621	2,608	- 0.5	32,149	30,861	- 4.0
TOTAL	17,911	19,268	+ 7.6%	216,756	225,857	+ 4.2
Street Robberies	381	738	+93.7	5,321	6,684	+25.6
484 Purse Snatches	185	280	+51.4	1,951	2,668	+36.8

	Hollywood Area			City-Wide		
Part I Arrests	1969	1975	% Change	1969	1975	% Change
Homicide	21	26	+ 23.8	475	573	+20.6
Rape	67	47	- 29.9	858	552	-35.7
Aggravated Assault	239	348	+ 45.6	6,250	3,163	-49.4
Robbery	368	285	- 22.6	4,855	5,132	+ 5.7
Burglary	864	514	- 40.5	7,823	6,032	-22.9
Larceny	546	1,371	+151.1	6,877	11,706	+70.2
Auto Theft	319	226	- 29.2	4,820	3,121	-35.9
TOTAL	2,424	2,817	+ 16.2%	31,958	30,279	- 5.3%

	Hollywood Area			City-Wide		
Part II Arrests*	1969	1975	% Change	1969	1975	% Change
TOTAL	10,660	15,503	+45.4%	179,233	185,417	+ 3.4%

* Part II arrests include: other assaults, forgery and counterfeiting, embezzlement and fraud, stolen property, prostitution, narcotics, liquor laws, gambling, and other miscellaneous misdemeanors.

Prostitution Arrests	1969	1975	% Change
Hollywood Area	433	2,045	+372.3
City-wide	2,864	3,566	+ 24.5

Pandering Arrests	1969	1975	% Change
Hollywood Area	8	46	+475.0
City-wide	42	98	+133.3

NOTE: The prostitution arrests made in Hollywood Area in 1975 represents 57.3 percent of all arrests for prostitution made in the City. The pandering arrests made in Hollywood Area in 1975 represents 46.9 percent of all pandering arrests made in Los Angeles during that year.

DEPLOYMENT

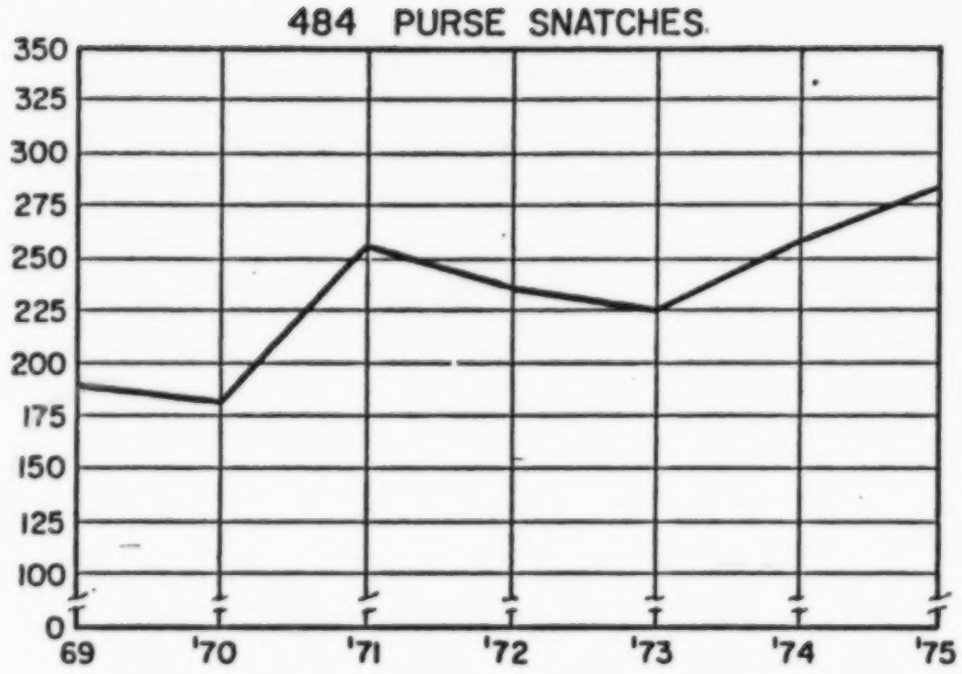
Hollywood Area	1969	1975	% Change
Patrol	197	255	+29.4
Investigators	45	61	+35.6
TOTAL			+32.5
City-wide	6,194	7,506	+21.2

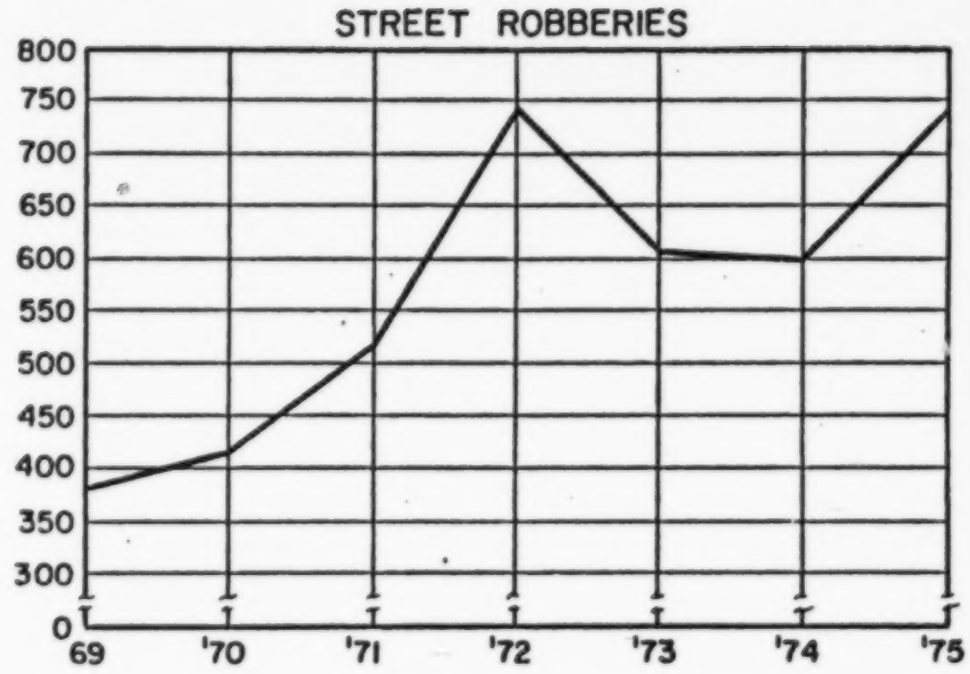
ADULT ENTERTAINMENT ESTABLISHMENTS
HOLLYWOOD AREA

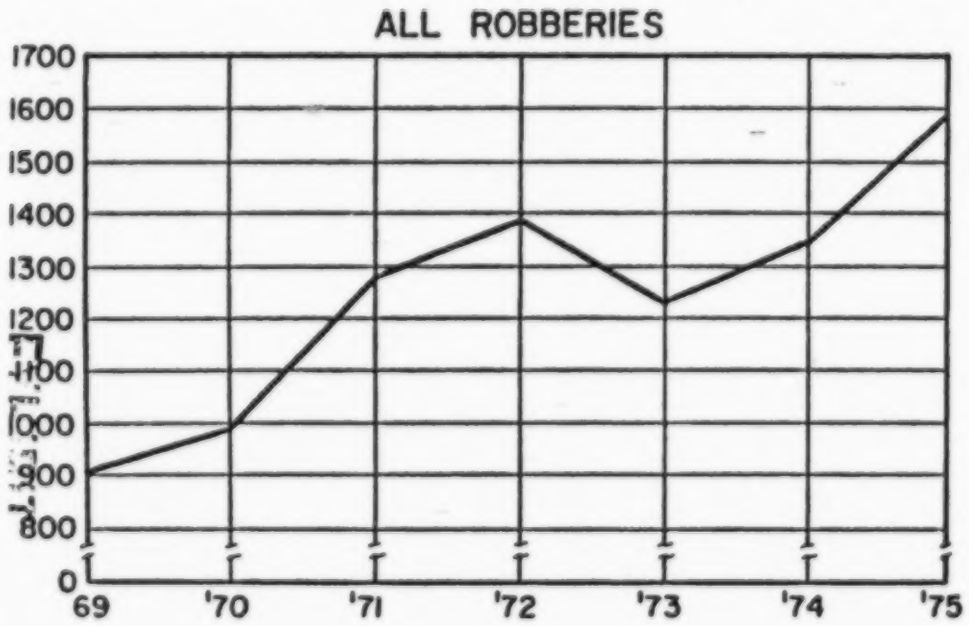
1969 THROUGH 1975

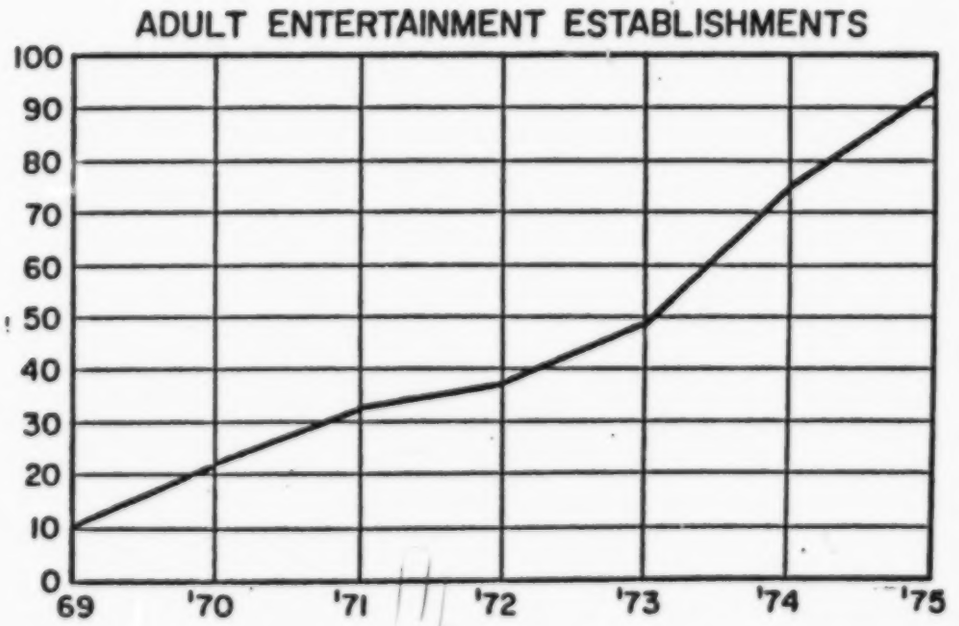
1969		1975	
1	Hard-core motel	3	Hard-core motels
2	Bookstores	18	Bookstores
7	Theaters	29	Theaters
1	Massage parlor/scam joint	38	Massage parlor/scam joints
11	Locations (Total)	88	Locations (Total)

HOLLYWOOD AREA

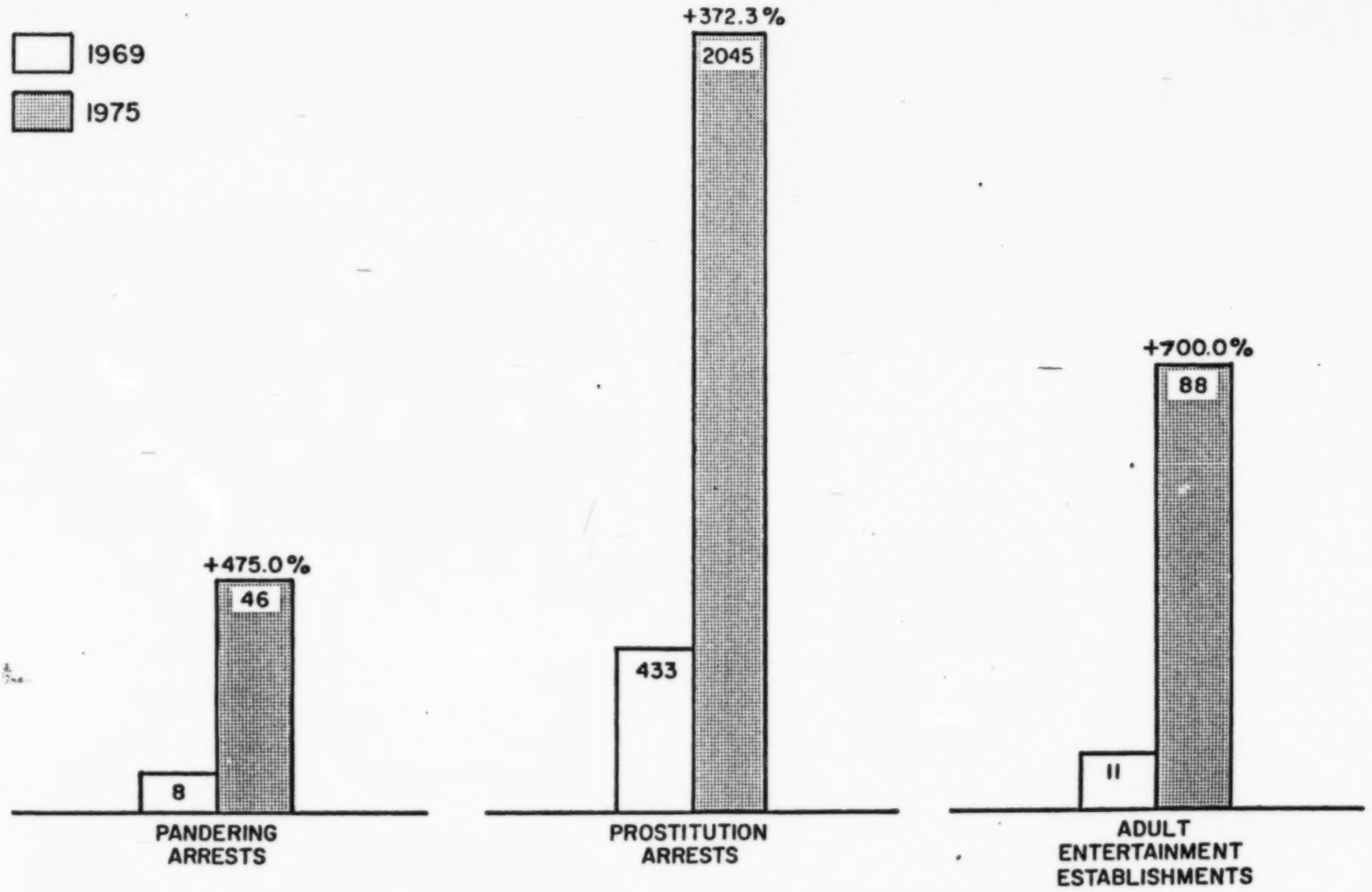






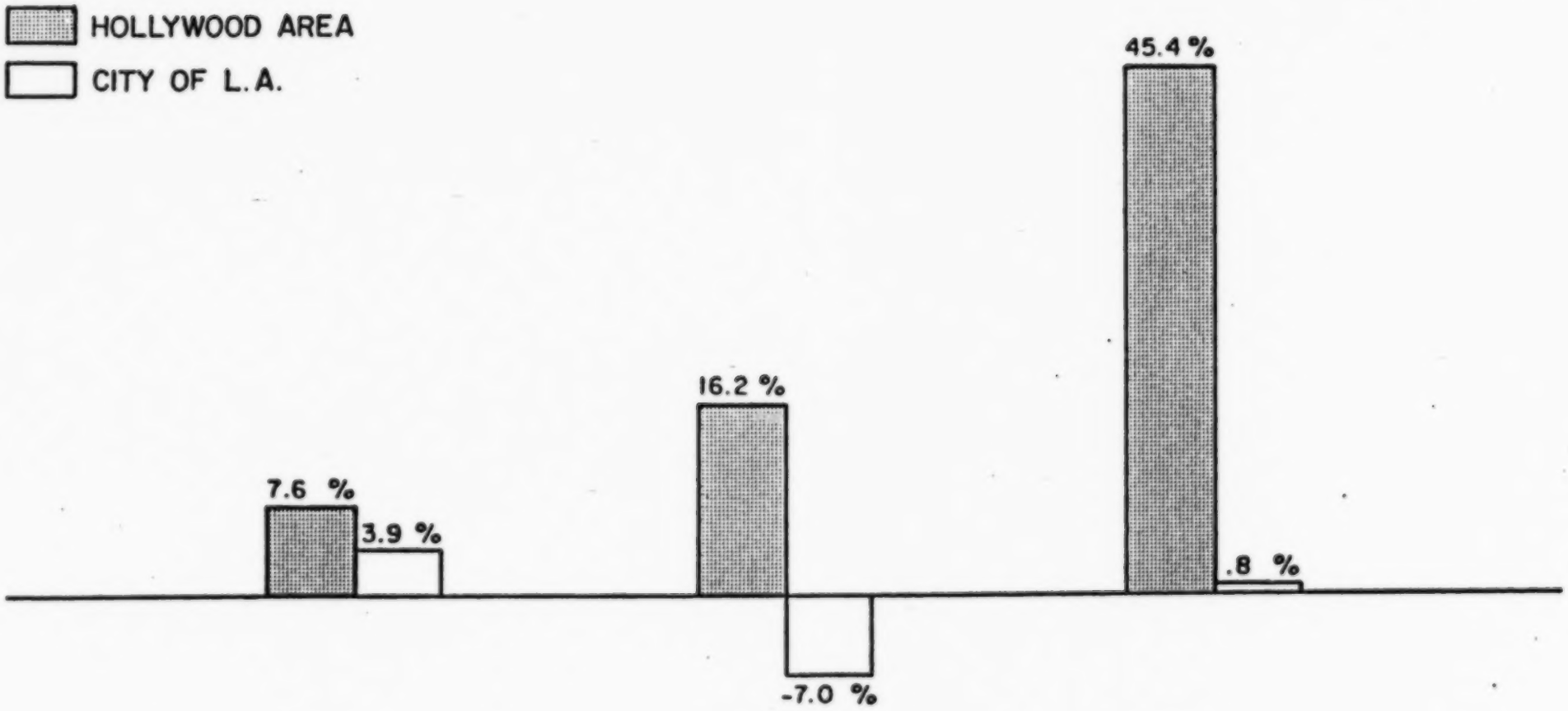


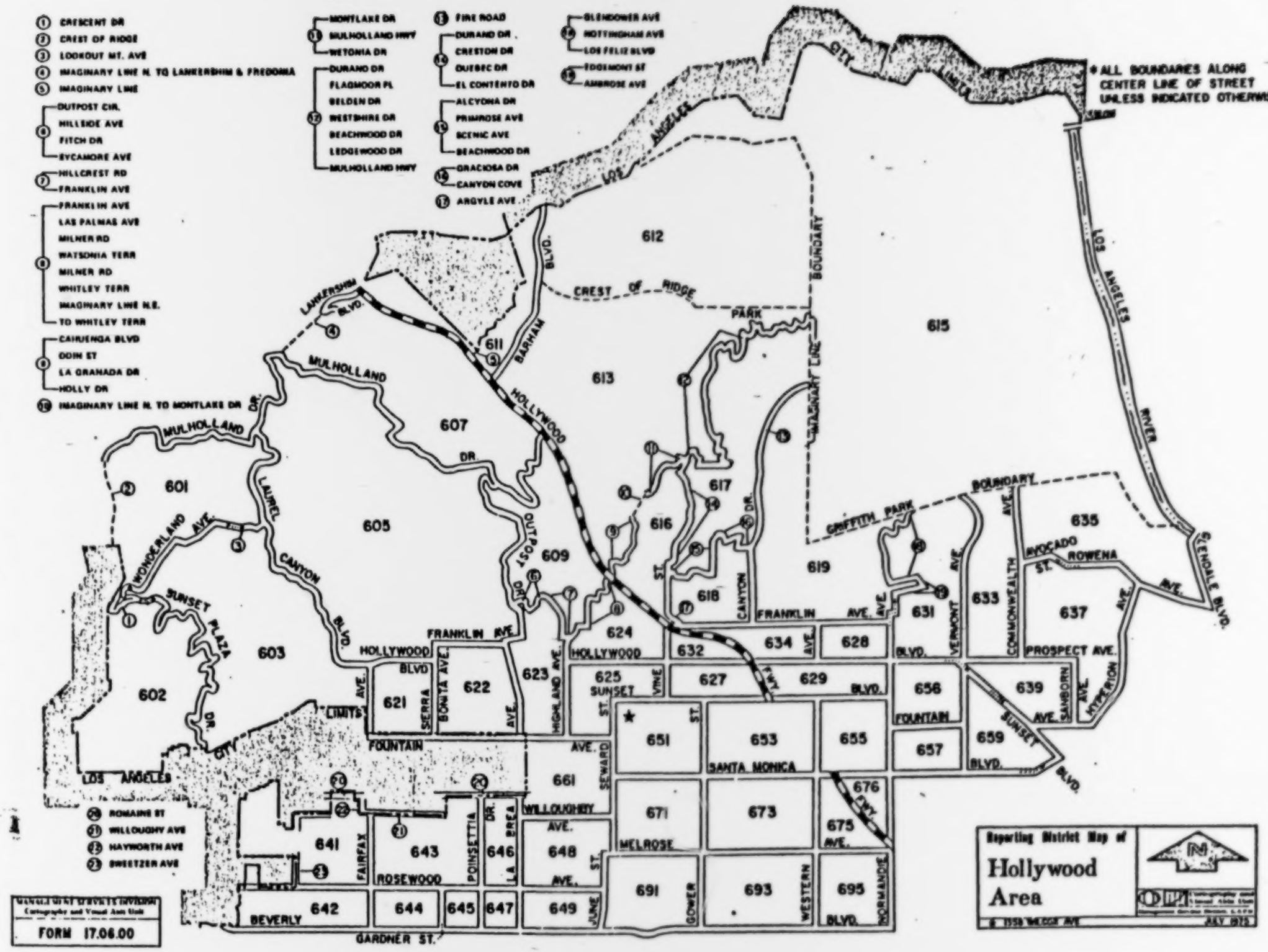
HOLLYWOOD AREA



HOLLYWOOD AREA VS. CITY OF L. A.

RATE OF INCREASE 1969 - 1975





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